



GOODWILL ESTATE RESIDENTS' ASSOCIATION

MINUTES OF THE MONTHLY RESIDENT'S ASSOCIATION MEETING FOR THE MONTH OF AUGUST 2025.

Date	Saturday August 30, 2025																								
Time	8:00 am																								
Meeting Venue	Designated Meeting Point beside the Security Gate House																								
Attendance	<table><tr><td>1</td><td>Sam Oburoh - Chairman</td></tr><tr><td>2</td><td>Oludare Adedokun</td></tr><tr><td>3</td><td>Adenike Ogunsola</td></tr><tr><td>4</td><td>Joy Warmate</td></tr><tr><td>5</td><td>Aikhoje Wilson</td></tr><tr><td>6</td><td>Ifeanyi Obiora</td></tr><tr><td>7</td><td>Chief Pius Aluede</td></tr><tr><td>8</td><td>Sonny Egbane</td></tr><tr><td>9</td><td>Alaba Osoneye</td></tr><tr><td>10</td><td>Ughojo Eloho</td></tr><tr><td>11</td><td>Mr. Balogun (Omega Funeral Homes)</td></tr></table>	1	Sam Oburoh - Chairman	2	Oludare Adedokun	3	Adenike Ogunsola	4	Joy Warmate	5	Aikhoje Wilson	6	Ifeanyi Obiora	7	Chief Pius Aluede	8	Sonny Egbane	9	Alaba Osoneye	10	Ughojo Eloho	11	Mr. Balogun (Omega Funeral Homes)		
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Purpose of Meeting	<ul style="list-style-type: none">To discuss and deliberate on how to improve the wellbeing of residents in the estate and plans on how to resolve some of the issues affecting the estate.																								
Highlights of Meeting	<p><u>Opening Prayers:</u></p> <p>Opening prayers was given by Aikhoje Wilson at 8:58 am.</p> <p><u>Opening Remarks:</u></p> <p>The Chairman welcomed everyone in attendance even though there was low turnout in attendance due to the early morning rainfall. He however talked about how residents will not come for the meeting yet make offensive comments on the estates' whatsapp platform when they actually have opportunity to come for the meeting and discuss any matter/issue they wish to talk about for collective solutions by all of us.</p> <p><u>Adoption of Minutes of the last meeting held on July 13, 2025:</u></p> <p>The minutes of the meeting was read by Mr. Dare Adedokun and corrections were pointed out for amendment which is expected to be updated appropriately.</p> <p>Mr Alaba Osoneye moved motion for adoption of the amended minutes and seconded by Mr Sonny Egbane.</p> <p><u>Matters arising:</u></p> <p>Report on Letter from Omega Funeral Homes concerning the Gate Project at Cypstolu St.</p> <p>The Chairman talked about the letter received from Omega Funeral Homes on their contribution to the Estate's project. They got back to the estate asking when the project will commence to enable them to make available the funds they promised to support it.</p>																								

The estate has mobilized the engineer from the association's purse to be able to start the work and all the iron materials had been purchased while fabrication of the gates have also been done and brought to the work site.

Video of the work done so far was forwarded to the management of Omega Funeral Homes to show them what has been done so far and they have also transferred an initial sum of N500,000 to the estate's account with a promise to send additional N500,000 on Friday September 5, 2025. They have also paid their security and service charge for August 2025 and their annual development levy for the year 2025.

Meeting with Abebi Street Representatives

Mr. Dare gave a report of the meeting that was held between the IMC members and representatives of Abebi Street about 3 weeks ago.

- Attendance from the IMC consists of The Chairman, Mr. Dare, Mrs. Adenike and Mrs. Joy while in attendance from Abebi Street are Mr. Okechukwu, Mr. Obinna, Mr. Sonny, Mr. Kelechi and one other resident whose house is beside Mr. Obinna, but his name was not taken during the meeting.
- They were told everything going on in the estate and were also given documents to support it such as the fliers that contain these information in abridged form, about 40 stickers for their vehicle and the Resident's data sheet to fill appropriately and submit.
- They promised to meet within themselves and revert on how the new developments will be treated at their end while Mr. Obinna insisted that they will still want to maintain their gate and with their security personnel to man it as it is currently.
- They were duly informed about the new PSP arrangement that will commence in August and the payment of security and service charge appropriately.
- However, the Chairman said he had sent several messages to Mr. Obinna after the meeting without any response or acknowledgment of any of the messages.
- Chief Pius Aluede suggested that the estate should cut them off from the estate if they refuse to cooperate with the estate which was the same attitude they put up with the Abebi Close Estate that led to the barricade they put up to block them from having access to their place, he said same thing should be done here.
- The Chairman concluded that we will still engage them to cooperate with the estate.

Vehicle Stickers

- The issuance of car stickers has been resolved and the necessary details have been taken by Mr. Akpan.
- We will monitor enforcement on a regular basis till there is full compliance by all the stakeholders (residents and security personnel).

Security

- Complaints were made concerning the outpost security personnel of not staying awake overnight as the 2 of them would be sleeping at the same time in some instances.
- It was noticed that the security personnel don't insist residents put on their inner light at night once they sight the sticker whereas they are meant to ensure the inner lights are on to see the person driving should the driver be under duress.
- Mr. Alaba suggested that there should be a pedestrian entrance separate from vehicular entrance and the Chairman responded that this would be looked into as part of our next projects and asked him to assist with a drawing/design of what can be possible considering the available space we have at the gate area.

Parking of vehicles along Cypstolu Street/Road

- It is expected that issue of double parking would be eradicated if residents comply with the parking directives.
- It was suggested that we should get "NO PARKING" signs and put at the side meant to be left vacant so that visitors too can see to comply with the directive.

Solar light installation is still ongoing in the estate.

- Cypstolu Obusez street installation has been completed with the newly purchased lights.
- Aluede and Peacelane streets have been fixed with some of the good ones removed from Cypstolu while the few ones that are not working till daybreak will be checked for correction (maybe the batteries are weak).
- For Anetor Ogie street, we might have to buy new ones to be installed on the existing poles and donations are welcomed from anyone. A unit costs N40,000.00.

PSP Operations in the Estate

- The PSP Operator has commenced work in the estate effective August 2025 and they are doing the job well to the best of their ability even though with little challenges from time to time but we will continue to push them to perform better in the coming day.
- A detailed SLA has been signed with the Operator and they have been performing in line with the agreed terms & conditions. We will keep encouraging them so we can always get the best from them as much as possible.
- We have seen that they have more than one (1) vehicle to do their work so that when a vehicle is down, the other one can be available to prevent service failure.

Beautification of the Environment and Sanitation

- Reconstruction of the drainage at the entrance of Ayodele Aluede street and beautification of the space where the old kiosk was demolished is being done by the Chairman as part of his contributions to development of the estate.
- Cleaning of the estate is still being handled by one man who has been doing his best for now while we are still making efforts to employ another person to make them 2. None of the people that dropped applications letter could be reached for interview. we will continue to search for a second hand to enhance the work.

Resignation of the General Secretary of the Association

- The Chairman reported that Mr. Bode Odedeyi has resigned his position as the General Secretary of the estate and the Assistant General Secretary is not available at the meeting today to act due to the Church dedication service being done today by the Catholic Church, which is a member and one of the planning committee of the program.
- Mr. Dare has been taking the heavy burden of the association for the time being.

Finance

- The Chairman explained that we want to keep the account with the different headings appropriately to know how well we are faring on all the headings.
- It is becoming evident that collections from security & service charge cannot meet up with the monthly expenditure of the estate (salaries, security and refuse).
- Notice of debts (Demand Notice) should be prepared and communicated to everyone with outstanding dues payment so they can plan to pay up.
- Going forward, payment for security and service charge will be on quarterly, half yearly or yearly basis and not monthly again for proper cash flow management.

	<ul style="list-style-type: none"> ○ Introduction of access validity would soon kick in which will be tied to Payment of security and service charge by residents, ○ Mr. Dare presented the financial report of what came in for the month from the different headlines – Security & Service charge, New Building Devt Fee and Annual Devt levy. ○ A schedule was also printed out to show who and who is have an outstanding payment to make and it was resolved that the residents will be contacted via demand notice to inform them of what they are owing for payment to be made. ○ An analysis was also presented showing that collections from security and service charge since June 2025 when the IMC took over even though growing on a monthly basis but has been lower than expenditure which mean part of the funds from development is being used to pay for salaries and service charges. This can not continue to occur and we will have to follow up with everyone owing to pay up and appeal to all residents to pay as and when due not to frustrate all the efforts being put in place to make the estate a very beautiful place to be. <p><u>AOB:</u></p> <ul style="list-style-type: none"> ○ The Chairman informed the house that Mr. Alaba Osoneye was bereaved as he lost his immediate elder brother recently (less than 2 weeks ago) and she had been buried on Wed & Thur. The community sent out our heartfelt condolence to him while the Chairman attended the burial program to represent the estate since it came at a very short notice. ○ There was a complaints by the security team that vehicle come into the estate all through the night till daybreak and at times some of them are aggressive, not cooperating with the security team. There would likely be a cut off time to be communicated for vehicles coming into the estate after midnight except on an emergency and with exception to Omega Funeral Homes who can have clients bringing corpse in overnight. ○ Discussion on closing time for gate will be discussed at the next meeting for an adoption accordingly. ○ Mr. Alaba appreciated the community especially the Chairman during the burial of his sister. <p>Mr. Ifeanyi Obiora moved motion for adjournment of the meeting and seconded by Mr. Aikhoje Wilson.</p> <p>The closing prayers was given by Mr. Sonny Egbane at 11:15am</p>
Written by:	Oludare Adedokun