

LANDLORDS NEWS

VOLUME 187

August 2026

ANNUAL GENERAL MEETING

**Tuesday
4th August 2026**

**Fullarton Park
Community Centre
411 Fullarton Road
Fullarton SA 5063**

**6:50pm for 7:00pm start
in the Parkview Room**

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PRESIDENT'S REPORT

This last Committee year has been quite a challenge to both Patricia as your treasurer and me trying to piece together our membership as a result of the use of an intermediary company called Thryv to handle renewal fee payments on the association's behalf. It is an absolute disaster from which we still have not recovered.

Despite contacting members not financial for a couple of years in an endeavour to discover who paid their renewal fees to Thryv, I have had only two responses. As there is not sufficient information in the records downloaded from the Thryv database of those payments to identify as to who made those payments, I included an article in a previous newsletter asking our members to make contact with me to facilitate the rebuilding of our membership list's financial members.

Patricia and I have compiled a list of renewal notice recipients and made contact with them inviting their membership renewal to our association. Our committee has decided to reduce the renewal fee to \$100 as we have been able to considerably reduce our overhead expenses.

Rodney Webb



GENERAL MEETING GUEST SPEAKER

**Guest speaker:
Mr David Osbourne,
Manager of the Housing Safety Authority**

MEETING AGENDA

Meeting opening and welcome
Apologies please?
Guest speaker
Minutes of the previous meeting
Business arising from the minutes
President's report
Treasurer's report
General business
Committee positions declared vacant
Meeting chair to appoint a new committee
Meeting closed and thank you for your attendance

GUEST SPEAKER, MR DAVID OSBOURNE, MANAGER OF THE HOUSING SAFETY AUTHORITY

The Housing Safety Authority (HSA) is a regulatory body that ensures residential properties in South Australia meet the minimum housing standards. As an independent body, we sit within the [SA Housing Trust\(external site\)\(external site\)](#) and investigate complaints made about unsafe and unhealthy living conditions.

The HSA uses targeted campaigns to provide education and advice to encourage compliance with the [Housing Improvement Act 2016\(external site\)\(external site\)](#).

The HSA considers prevention is preferable over acting after a breach has occurred.

COMMITTEE NOMINATIONS AND ELECTION

At the conclusion of the Annual General Meeting business all committee positions will be declared vacant and a member from the floor not seeking election will be asked to volunteer as chairman for the re-election of our next steering committee. Members of the dissolved committee can nominate themselves for re-election.

The positions for committee are: President and Vice President, Secretary and Assistant Secretary, Treasurer and Assistant Treasurer plus five general committee member positions. Many thanks to our volunteer committee with an extended thank you to those who came onto committee post Annual General Meeting to fill all vacant committee positions not filled at that Annual General Meeting.

Patricia and I are not going to seek re-election this year but we will offer to assist the next committee if required.

I am currently the Public Officer registered with the state government's Consumer and Business Services department. I will continue in that role until a new representative is nominated from the new committee, this is required as there must be a Public Officer for the association. I anticipate that the changes to the constitution to be proposed at the Annual General Meeting will be accepted and as such need to be lodged with Consumer and Business Services promptly along with a fee to be paid.

Rodney Webb

MEMBERSHIP RENEWALS

Our committee has decided to reduce the renewal fee to \$100 as we have been able to reduce our overhead expenses in recent times. Another overhead expense we are considering to negate is the "Facility Maintenance Fee" or "Merchant Fee" paid to the Commonwealth Bank. This feature allows me to accept credit card details verbally by telephone or in writing by post (absolutely not by email). I can then process a transaction using the provided details to transfer funds from that card account to the association's working account, a very efficient method. There's always a "but", BUT, the fee for that facility is \$29.00 per month and is potentially only in use at the beginning of the financial year, the remainder of that year is just an outgoing expense which negates the membership renewal income considerably. This service is still operational and to be reviewed a little later in the year to ascertain if the service is viable. There is another "but", BUT, I will not be renominating for committee at the Annual General Meeting. I definitely am prepared to assist the person who takes on the role if it is needed.

Patricia Webb, your current Treasurer.

CONSTITUTION CHANGE

It was decided at a previous committee meeting that it would be beneficial to the committee members to change the committee meeting rules in our constitution.

A motion was proposed by our secretary, Ms. Tess Newton, that clause 8.10.1 be removed and that clause 8.10.2 should replace 8.10.1 and then that clause should have the word “adjourned” removed. This alteration proposal was accepted by committee and is to be put to members present at a General Meeting and, if a quorum is present, the member’s decision will be acted upon. The clauses currently are:

- 8.10.1 If a quorum for a committee meeting is not formed within one half hour after the announced starting time, the meeting shall be adjourned and the members present must appoint another day for the meeting being a day at least seven (7) but not more than fourteen (14) days away.
- 8.10.2 If a quorum is not formed at the adjourned meeting within half an hour after the announced time, the persons who are present and entitled to vote constitute a quorum and may transact business in the usual way.

Suggesting the changes to read:

- 8.10.1 If a quorum is not formed at the meeting within half an hour after the announced time, the persons who are present and entitled to vote constitute a quorum and may transact business in the usual way.

Below is a general process of motion procedure presented to assist with the speedy resolution of the above constitution change motion’s proposal.

Member moves a motion “that.....

A seconder required. If no seconder then there is no support so motion not considered.

If there is a seconder that person can speak at that time or can reserve the right to speak at the end.

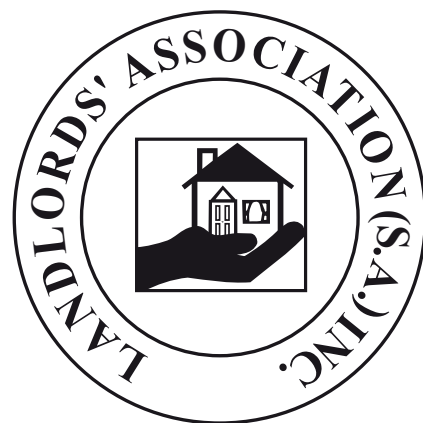
Motion can then be debated alternatively “for” and “against”.

If no speaker is against the motion then the motion is considered carried.

If there is a speaker against the motion then the motion is debated. The Chairperson shall be in control of the debate allowing a nominated response time and the number of speakers. Secunder can speak if desired.

Original proposer has the right of reply but cannot add additional material.

Put to vote with the majority carrying the outcome.



MINUTES OF THE ANNUAL GENERAL MEETING
August 2025
LANDLORDS' ASSOCIATION (S.A.) INC.

DATE:- 05.08.2025 at 7.00 pm

LOCATION:- Fullarton Park Community Centre

CHAIR PERSON:- Marco ARNESE was appointed and acted as Chairperson for the meeting.

MINUTE TAKER:- Nil was used to record the meeting. Minutes compiled next day by Rodney WEBB from memory of events.

PRESENT:-

Marco ARNESE President ~~Peter SAVVAS~~ Vice President
Nil Secretary Nil Asst Secretary
~~Melissa SAVVAS~~ Treasurer ~~John WYK~~ Asst Treasurer
Stan HERESZTYN Committee Linda MATON Committee
Arnulf ANDERS Committee Nil Committee
Nil Committee

APOLOGIES:-

John WYK _____

GUEST SPEAKER:-

Detective Brevet Sergeant Mark SHEEHY_of_SAPOL Serious & Organised Crime_Branch_

QUORUM:-

A Quorum was declared as there were 18 out of possible 104 members present.

MINUTES OF THE PREVIOUS AGM MEETING:-

It was **not** resolved that the Minutes of the Annual General Meeting held on 17th August 2024 be accepted as they were not presented or discussed:

Moved _____ Seconded _____ Carried _____

CORRESPONDENCE IN:- Nil

CORRESPONDENCE OUT:- Nil

REPORTS (All reports should show mover & seconder)

President:- Opened the meeting, welcomed everyone and introduced our guest speaker for the evening.

Marco presented our guest speaker with a bottle of red wine as a token of thank you for his efforts in presenting to the members present the signs of illegal and drug related activities.

Marco discussed the current situation of the Landlords' Association (S.A.) Inc.

Current membership of 104 members.

Finances of \$15,000 in term deposit and approximately \$4,500 plus in the working account.

A desperate effort is in need to revitalize the association's role in supporting the residential landlords of South Australia.

Marco stated that he would not be re-nominating for any committee role and asked that Mario LEUCI chair the meeting.

Moved _____ **No** _____ **Seconded** _____ **No** _____ **Carried** _____

No further reports were presented.

COMMITTEE DISOLUTION and RE-ELECTION:-

At the President's request, Mario LEUCI volunteered as temporary chair-person and offered a vote of thanks to Marco ARNESE for his considerable efforts in steering our association as president, well applauded by the members present. Mario then conducted the election of the new committee in the absence of nomination sheets. A seven member committee was elected with a vacancy of four committee positions still to be filled.

Mr John WYK re-nominated for committee position verbally to the president prior to the AGM. His nomination was accepted.

Mario strongly coerced six members from the floor into becoming committee members, their roles to be decided at a committee meeting to be held on the 12th August, 2025.

Re-nominated and accepted as committee members were:

John WYK, Linda MATON and Stanislaw HERESZTYN.

Four members from the members present elected were:

Arnulf ANDERS, Tess NEWTON, Patricia WEBB and Rodney WEBB.

All committee members were elected unopposed.

GENERAL BUSINESS:-

Mario LEUCI proposed to the members present that he be the association's spokesperson. No opposition was put forward to this proposal.

Financial Transactions for the evening by:- __ Nil __

NEXT MEETING:- to be held at __ Fullarton Park Community Centre __ on __ 4th November, 2025 __

PREVIOUS MEETING MINUTES DATED _____ **CONFIRMED AS AN ACCURATE RECORD OF THE PROCEEDINGS BY CHAIRMAN:-** Not considered

Name _____ **Signed** _____

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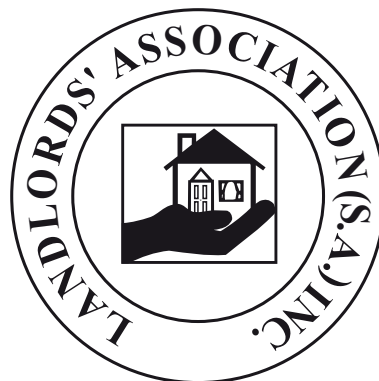
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**CLOSING DATE FOR
NOVEMBER 2026 NEWSLETTER****Sunday 27th September, 2026**

ARTICLES, ANNOUNCEMENTS
& OTHER MATERIAL

Please send to:

The Editor
Landlords' Association (S.A.) Inc.
46 Metala Road, Paralowie S.A. 5108
or Email to: lasa.info@landlords.org.au

*An annual prize will be awarded for the best
original article*

PLEASE NOTE: It would be a great help if material
for the Newsletter could be sent by email wherever
possible to save typing.

A PUBLICATION OF LANDLORDS' ASSOCIATION (S.A.) INC.

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Vacant **"help please, please, please"**

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GUEST SPEAKER/S DISCLAIMER

The opinions expressed by speakers at our meetings do not necessarily reflect the views or policies of the Landlords' Association (S.A.) Inc.

PRICE DISCLAIMER

The Landlords' Association (S.A.) Inc. cannot accept responsibility for any change in value of any advertised prices or discounts.

FUTURE MEETING DATES

Tuesday 03/11/2026, General Meeting
Tuesday 02/02/2027, General Meeting

At the Fullarton Park Community Centre
411 Fullarton Road Fullarton SA 5063

Guest landlords are always welcome
Please mention if this is your first attendance

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