

LANDLORDS' ASSOCIATION (S.A.) INC.
MINUTES OF COMMITTEE MEETING
Held 31st of October 2016 at 33 Pirie St Adelaide

Meeting commenced at 18:45.

Present

Rodney Webb	Membership Officer
Patricia Webb	Treasurer
Margaret Kohlhagen	President
Antonia Zotti	Newsletter Editor

Apologies

Peter Allen – proxy to Margaret Kohlhagen
John Wyk – proxy to Rodney Webb
Stella Salagaras

A Quorum was declared.

Chairperson/Minute Taker

Antonia Zotti

Minutes From Previous Meeting

It was resolved that the minutes of the committee meeting held on the 10th of October 2016 be accepted as a true and accurate record.

Moved: Rodney Webb

Seconded:

Business Arising From Previous Meeting

- **BPOINT (online processing of credit card vouchers).** Patti has compared the new online processing fees with the previous fees and the new fees are no more expensive than the old fees. The merchant fee is now \$10.00 a month compared to the previous fee of \$12.00. Patti to follow up on the \$3.55 per month account keeping fee (LASA's account has always been free of fees).
- **USB.** Antonia emailed Jack asking to delete all data from the USB (in case of loss or theft) and return the USB when possible. Jack returned the USB at the November General Meeting.
- **Microphone for general meetings.** Rodney visited the Fullarton Park Community Centre and was instructed on the use of the microphone and other equipment.
- **Water invoices.** Rodney to follow up a 2013 email from ESCOSA re: an inquiry with the possibility of tenants being billed for water instead of landlords. Pending.
- **Non-financial members.** All has been done to encourage non-financial members to re-join. It was agreed that Rodney delete all non-financial members from the LASA website.
- **Business Improvement, Housing SA newsletter article.** Housing SA has forwarded an article for the February newsletter. Margaret was invited to the Housing SA Salisbury office to discuss the online implementation of Housing SA bonds.
- **Release of bond.** Email from Darryl Wiechmann re: issue with agent. A bond was released by an agent to the tenant without the landlord's permission. The landlord was not satisfied with the final inspection. Margaret suggested that a clause be included in the property management agreement stating that the bond cannot be released without the landlord's consent.
- **Tenancies Update: 'Serving a Form 2 for rent arrears'.** Antonia did not agree with how the days have been calculated and emailed Consumer and Business Services for clarification. A response was received. Antonia still disputes how the days have been calculated. Margaret suggested that the extra day allows the landlord to also claim rent in advance.
- **No cause evictions.** Proposed amendment by Mr Mark Parnell was rejected by the State Government.
- Rodney to update committee members' contact list. Pending.

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Correspondence In

- Email between Margaret and SACAT and Bonds Section.
- Email between Margaret and Hayley Duncan (Marley Duncan Real Estate).
- Reply from Consumer and Business Services regarding updated Form 2 timelines.
- Newsletter article from Housing SA.

Correspondence Out

- Clarification from Consumer and Business Services of updated Form 2 timelines.

New Business/Reports

Financial Report

It was resolved that the financial report be accepted as a true and accurate record.

Moved: Antonia Zotti

Seconded: Margaret Kohlhagen

Antonia submitted a reimbursement form for \$201.95 for newsletter stamps and a phone call.

- Margaret commented that she has heard that property managers may have to be licenced. Will this apply to private landlords?
- **Landlords' Kit.** Rodney has compiled a list of frequently used tenancy forms, each with a hyperlink to the Consumer and Business Services website. At the moment Rodney must keep up-to-date with any amendments and print the amended forms for the kit. The hyperlink list will save time and printing expenses.
- **Rentals on the LASA website.** Members need a reminder that the rentals page on the LASA website is still active. It was suggested that the website be upgraded so that LASA rentals appear when a prospective tenant is searching via Google etc. At the moment a prospective tenant must specifically search for the LASA website for rentals. Antonia to contact Craig.
- **Newsletter advertising.** Ruth Daniell, a former member requested to advertise in the newsletter under the real estate category. The committee declined the request as there are already two real estate agencies advertising.
A member would like to advertise that they wish to buy a block of units with the likelihood that another member has a block of units they wish to sell. At the November General Meeting members will be asked if they are happy to receive advertising via MailChimp. This will generate extra income for LASA.
- **LASA insurance policy.** Patti to follow up why the invoice has not been sent.

Meeting closed at 20:25.

Signed as a true and correct record. President.....Date.....

Secretary.....Date.....