

LANDLORDS' ASSOCIATION (S.A.) INC.
MINUTES OF COMMITTEE MEETING
Held 5th of June 2017 at 33 Pirie St Adelaide SA 5000

Meeting commenced at 18:37.

Present

Rodney Webb	Membership Officer
Patricia Webb	Treasurer
John Wyk	Assistance Officer
Antonia Zotti	Newsletter Editor
Stan Heresztyn	Committee Member
Margaret Kohlhagen	President
Theo Balomenos	Assistant Secretary
Stella Salagaras	Committee Member

A Quorum was declared.

Chairperson

Antonia Zotti

Minute Takers

Antonia Zotti/Theo Balomenos

Guest speakers

Kerry Turnwald and Adam Shaw from Drug Safe SA

- Drug Safe SA has been in operation for approximately 6 months. In Auckland there is mandatory testing which may be introduced in Australia in the near future.
- Drug Safe SA tests for meth and provide a certificate for the landlord. Presuming the test is negative, the landlord includes this certificate in the tenancy agreement safeguarding the landlord against any liability during the tenancy if a drug related issue arises.
- Five locations inside the premises are tested. There is no testing outside of the premises i.e. soil testing. Stella commented that companies such as Geo Technical test for soil contamination and provide an estimated cost for remediation.
- The report shifts the responsibility from the landlord to the tenant and is legally binding. Question from committee; the report may shift the responsibility to the tenant if a meth lab is discovered however, if the tenant disappears, the landlord is still left with the remedial costs.
- The cost of one visit is \$295.00 or \$600.00 for three visits per annum.
- There may not be a meth lab in a rental premises, but the tenant may be a user.
- Meth labs can be dismantled within 8 hours.
- Testing for meth when purchasing a property offers peace of mind.
- Only an actual report was presented to the committee which was very basic. Margaret questioned the lack of information (marketing material). Kerry and Adam welcomed the feedback.
- Margaret will engage Drug Safe SA to conduct a test at a rental property before inviting Kerry and Adam as guest speakers at the August AGM. More information is required before the concept can be presented to our members.

Minutes From Previous Meeting

It was resolved that the minutes of the committee meeting held on the 1st of May 2017 be accepted as a true and accurate record.

Moved: Patricia Webb

Seconded: Rodney Webb

Business Arising From Previous Meeting

- **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.
- **Invitation to meet with Sunshine Carumba.** John accepted the invitation but Sunshine Carumba did not respond. John is waiting for Sunshine Carumba to contact him. Closed.
- **lasa.info@landlords.org.au enquires.** John to follow up a query regarding a SACAT order. Damages of \$20,000.00 were dismissed by SACAT. Margaret suggested that the landlord appeal. John to follow up initial query.
- ‘How did you find out about the Landlords’ Association’ and multiple choice answers for the online membership form were emailed to Craig. Craig has made the necessary changes. However, preference for receiving the newsletter has been omitted. Antonia to email Craig. Online membership form has been amended.
- **LASA business cards.** Mark has provided two samples and printing quotes. The committee selected a business card with a red letterhead in a matt finish. Margaret suggested we also obtain a quote from Vistaprint. Committee decided to proceed with the selected business card at a cost of \$99.00 for 1,000 cards plus \$25.00 for art work. Antonia to contact Mark.
- **Research Interview request.** John has emailed Barbara Binns offering to be interviewed. Waiting for a response. Closed.
- **Advertising invoices.** There are outstanding payments from Terri Scheer Insurance, About Town Locksmith, Executive Pest Control, MK Fencing and cooper@realty. Patricia to follow up.
- Antonia suggested a thank you letter be forwarded to members who resign thanking them for their support. Also to ask them to pass on LASA’s details to friends, family etc. Theo will create a template. Template has been forwarded to Antonia.
- **Landlords’ Kit.** Updating of the Form 2 example (back page) and kit contents sheet need to be finalised for the kit and the website. Pending.

Correspondence In

Adjustment note from Brooks

Bond refund process – silent tenant from Consumer and Business Services and further information from Lisa Richmond

Committee meeting invitation acceptance from Kerry Turnwald

Customer Feedback Survey from Adam Internet

Email from Annalisa regarding a SACAT hearing but according to the property manager the file was closed

Email from Asia Domain Centre – forwarded to Craig Rayson re: scam

Email from Jess enquiring about Landlords Insurance

Email from Lisa Richmond – request for number of members attending May General Meeting

Email from Mark Leslie – Steadfast Property Managers

Email from Michael Cooper enquiring about coloured advert

Email from Rod and Marion Marshall – unit to let

Email from Ruth Murton – May General Meeting time

Email from Scott Beaumont advising change of address

General Meeting apologies from members

iiNet invoice and receipt

Internet banking transfer from BankSA

Invoice from Craig Rayson – changes to the online membership form

Missing tenants from Mario Leuci and Jenny Carollo

POA NSW – notice of meetings etc

Rent invoice for Epworth building office

Reply from Kerry Turnwald from Express Building and Pest Inspections Wynn Vale re: meth testing SACAT News

Statutory Review – SACAT 2017

Updates from MailChimp

Updates from Shelter SA

Correspondence Out

Committee meeting invitation and reminder to Kerry Turnwald
Email to Craig requesting changes to online membership form
Email to Kerry Turnwald from Express Building and Pest Inspections Wynn Vale re: meth testing
Email to Mark Mezgec (printer) re: enquiry from Michael Cooper
Reply from Craig Rayson re: scam
Reply to Adam Internet survey
Reply to Jess – lasa.info insurance query
Reply to Lisa Richmond - CBS
Reply to Michael Cooper - advertiser
Reply to Rod and Marion Marshall - members
Reply to Ruth Murton
Reply to Mark Leslie – Steadfast Property Managers

Reports/New Business

- **Margaret's report**
 - Silent tenant – Margaret has received further information from Lisa Richmond (CBS). Silent tenant process improvement commenced the 31st of May. Included in the information was that it is best practice to change locks at the end of a tenancy.
 - Rent.com.au – lends bond to tenants. Margaret to investigate further.
 - ABC Radio contacted Margaret to discuss where landlords stand in regards to property managers being licenced.
- **Bounced email from 24/4/17.** There are still three email addresses outstanding. Antonia to send Rodney a list. 'No email address' is to be recorded under email address for members that have been contacted and do not have an email address.
- Brooks smoke alarm pick up arrangement – member picked up a smoke alarm; no \$5.00. Rodney to follow up with Brooks.
- **Missing tenants.** Melissa Graham from Mario Leuci and Ms Erin Larkin from Jenny Carollo emailed around 25/4/17.
- Assignment (subletting) was discussed. Section 74 2c states that if a landlord discovers a sub-tenant without the landlord's consent; the landlord can terminate the tenancy within 21 days after the time of becoming aware of the assignment.
- **SACAT survey.** Margaret recommended that committee members complete the online survey.
- **Advertising costs.** A two tier schedule was discussed; one tier for black and white and one for colour. Antonia to set down a schedule and send to committee members.

Financial Report

It was resolved that the financial report for May 2017 be accepted as a true and accurate record.

Moved: Patricia Webb

Seconded: Margaret Kohlhagen

Meeting closed at 20:50.

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

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