

LANDLORDS' ASSOCIATION (S.A.) INC.
MINUTES OF COMMITTEE MEETING
Held 6th of March 2017 at 33 Pirie St Adelaide SA 5000

Meeting commenced at 18:40.

Present

Rodney Webb	Membership Officer
Patricia Webb	Treasurer
Antonia Zotti	Newsletter Editor
Peter Allen	Committee Member
John Wyk	Committee Member
Stan Heresztyn	Committee Member

Apologies

Stella Salagaras – away until May 2017
Theo Balomenos
Amanda Gargula
Margaret Kohlhagen

Guest

Graham Dix Member

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 6th of February 2017 be accepted as a true and accurate record.

Moved: Peter Allen Seconded: Patricia Webb

Business Arising From Previous Meeting

- **Bank fees.** Patti followed up the \$3.55 fee charged in September. The fee was a once off and debited in error. The fee has been refunded.
- **USB.** Rodney to update returned USB from Jack and give to Theo. Pending
- **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.
- Committee members contact list has been updated. Rodney to forward to committee members. Pending
- **Members with no email address.** Amanda has contacted the members who do not have an email address recorded. The committee commended Amanda for completing the task in a timely manner.
- **New membership list column.** Antonia requested that a new column be added to the membership list recording only the first names of members ie the preferred name, no second Christian names, no initials and no names in brackets etc. Pending
- **Missing tenants.** The missing tenants list in the newsletter is not being updated on a regular basis. Patti was to take over the responsibility for the missing tenants list. Rodney will continue to be responsible for the recording of missing tenants.
- Query from member Rachel Bageas re: incorrectly recorded apologies for August 2016 AGM. Antonia responded and there was no reply from Rachel Bageas.

Correspondence In

- Invitation from HIB re: information sessions. Four committee members are attending.
- Clandestine Drug Laboratories guidelines from Charles Sturt Council
- Email from Express Building and Pest Inspections
- Invitation to meet with Sunshine Carumba – Australian Migrant Resource Centre
- Request to advertise – Check4Meth Australia. Request was not followed up after contact with police.

Correspondence Out

Replies and follow up to above.

Reports/New Business

Financial Report

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

Moved: Patricia Webb

Seconded: John Wyk

Patricia forwarded a pro-rata advertising account to Express Building and Pest Inspections. The account was not paid as the director no longer resides in Australia.

- **Invitation to meet with Sunshine Carumba.** John accepted the invitation but Sunshine Carumba did not respond. John to follow up.
- **lasa.info@landlords.org.au enquires.** Margaret to follow up queries on strata and property manager issues. John to follow up a query regarding a SACAT order. Rodney to follow up a potential membership from an enquiry.
- **Clandestine labs.** Is it pointless paying for an inspection of premises if the police must be notified in the first instance? Is a building inspector obliged to report a clandestine lab to police? Is the remedial work or demolition of premises covered by insurance? John to follow up email from Express Building and Pest Inspections.
- The Australian Rental Market Report was briefly discussed. Antonia to post on the website.
- Section 90 of the Residential Tenancies Act 1995 was discussed. Tribunal Members appear to have differing interpretations of Section 90.
- **Landlords' Kit.** Consumer and Business Services forms are no longer included in the kit. New members will instead be sent a list of links.
- **Newsletter**

Updated missing tenants list from Rodney.

2017/2018 membership renewal invoices. Antonia to meet with Patti in the office to print the invoices.

Advertisers invoices. Antonia gave Patti a list.

Ian Matthews volunteer article from Rodney. Centrelink has approved Ian Matthews as a volunteer for LASA.

Guest speaker – Antonia suggested Carol Shard from Housing SA. John suggested a speaker from Bonds Section to explain how the Residential Bonds Online system operates. Antonia to email Bonds Section. Closing date for articles is 24/3 instead of 31/3 due to the Easter break. Envelopes required by 10/4.

- Graham offered to discuss with his property manager if the membership pamphlet could be distributed as an attachment to rent roll clients to help boost LASA's membership.
- Graham suggested that the membership pamphlet and the online membership form be redesigned to include 'How did you find out about the Landlords' Association' and multiple choice answers. Graham will also seek advice from his business advisor regarding other changes to the pamphlet. Antonia to email a list of multiple choices to committee and Graham. Email Craig finalised list.
- **Website home page.** Graham also suggested that when a non-member is searching the LASA website, there needs to be an article of interest posted on the website to entice the person. When the article is clicked, there will be a prompt for a name and email address. LASA can use the name and email address to contact the person and invite them to become a member.

Meeting closed at 20:35.

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

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