

LANDLORDS' ASSOCIATION (S.A.) INC.
MINUTES OF COMMITTEE MEETING
Held 10th of October 2016 at 33 Pirie St Adelaide

Meeting commenced at 18:40.

Present

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

Apologies

Patricia Webb – proxy to Antonia Zotti

Guest

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 5th of September 2016 be accepted as a true and accurate record.

Moved: Rodney Webb

Seconded: Stan Heresztyn

Business Arising From Previous Meeting

- **GPO details.** Antonia, Rodney and John are the GPO Box signatories. The key is not required at all times to empty the GPO box. The signatories need to only show a proof of identity.
- **Newsletter advertisers.** Kennedy and Co, Executive Pest Control and Cooper@realty have paid. Slater Plumbing has cancelled their advert.
- **BPOINT (online processing of credit card vouchers).** The fees are 1.41% GST inclusive of the amount processed plus \$0.29 per transaction. The merchant fee is now over \$30.00 per month and there is an account keeping fee of \$3.55 per month. The merchant fee was \$12.00 per month and there was no account keeping fee (LASA's account has always been free of fees). Patti to follow up with the Commonwealth Bank.
At the November general meeting members will be asked if credit card payments should be abolished or if paying by credit card, a fee may be applied to their account.
- **USB.** Jack Eskenazi has responded that he has not come into the city for many months and has offered to pay for the USB. Antonia to email Jack to delete all data from the USB (in case of loss or theft) and return the USB when possible. Sherron Hunter has not responded.
- **Microphone for general meetings.** Rodney to liaise with Fullarton Park Community Centre.
- **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. Antonia has emailed Phil Spencer twice for details on how the system operates in Victoria. To date there has been no response. Also we are not receiving a newsletter from Victoria even though we are sending them ours. Rodney removed Phil Spencer's access to the members' pages on the LASA's website.

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- Rachel Sanderson and Zoe Bettison (politicians), and Dini Soulio, Commissioner for Consumer Affairs have been added to the newsletter list. If they do not wish to receive our newsletter, they can unsubscribe.
- **Tenancies Update: non-consented bond claims.** Antonia emailed our concerns/comments to the Tenancies Branch. The response has been reproduced in the November newsletter.
- **Non-financial members.** Patti emailed a reminder invoice to those with email addresses. John to contact members without an email address. Antonia to send John a list.
- There are 40 financial members with no email address. Rodney is still working through the list.
- **MailChimp.** All financial members with an email address have been input onto the MailChimp website. If members do not wish to receive correspondence from LASA, they can unsubscribe.

Correspondence In

- Catalogue from Brooks (smoke detector manufacturers).

Correspondence Out

Nil

New Business/Reports

Financial Report

Patti emailed the financial report to committee members a few days before the meeting. It was resolved that the financial report be accepted as a true and accurate record.

Moved: John Wyk

Seconded: Peter Allen

- **Business Improvement, Housing SA newsletter article.** Housing SA will forward an article in the next couple of weeks.
- **Release of bond.** Email from Darryl Wiechmann re: issue with agent. John to follow up. Mr Wiechmann is not a member but the email has raised an important issue. A bond was released by an agent to the tenant without the landlord's permission. The landlord was not satisfied with the final inspection. Whenever possible, should the landlord be in control of the bond. An issue for landlords to consider when negotiating a property management agreement. Good newsletter article.
- **Tenancies Update: 'Serving a form 2 for rent arrears'.** Antonia did not agree with how the days have been worked out and asked the committee for their opinions. Antonia to email Consumer and Business Services for clarification. Antonia also disagrees with the wording in the Form 2 example. Antonia to follow up with Consumer and Business Services.
- **No cause eviction.** There has been word that Mr Mark Parnell has withdrawn the proposed amendment. Antonia to follow up with Ms Rachel Sanderson.
- Stella was asked to join the committee. Stella accepted.
- John has non-consented bonds to lodge. John is concerned how non-consented bonds will be treated under the new system in accordance with the Tenancies Update: 'Providing documents to support a non-consented bond claim'.
- Rodney to update committee members' contact list.

Meeting closed at 20:00.

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

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