

**LANDLORDS' ASSOCIATION (S.A.) INC.**  
**MINUTES OF COMMITTEE MEETING**  
**Held 05 September 2016 at 33 Pirie St Adelaide**  
**Meeting commenced at 18:35**

**PRESENT**

Rodney Webb	Membership Officer
Patricia Webb	Treasurer
Antonia Zotti	Newsletter Editor
Theo Balomenos	Assistant Secretary
Stan Heresztyn	Committee Member

**APOLOGIES**

John Wyk – proxy to Rodney Webb  
Peter Allen – proxy to chairperson  
Margaret Kohlhagen – proxy to chairperson  
Amanda Gargula

A Quorum was declared.

**CHAIRPERSON**

Antonia Zotti

**MINUTE TAKER**

Theo Balomenos

**MINUTES FROM PREVIOUS MEETING**

It was resolved that the minutes of the committee meeting held on the 1<sup>st</sup> of August 2016 be accepted as a true and accurate record.

Moved: Theo Balomenos

Seconded: Rodney Webb

**BUSINESS ARISING FROM PREVIOUS MEETING**

- **GPO details.** Antonia to follow up who is the signatory. Pending.
- **Newsletter advertisers.** Patti to send reminder notices to Kennedy and Co, Executive Pest Control, Slater Plumber and Cooper@realty.
- **Digital Solar Service.** Theo to respond to Rodney's email. Pending.
- Antonia requires newsletter articles by 30<sup>th</sup> of September.
- Patti has implemented the online system for processing credit card vouchers (B Point) and all went well with the first entry. However, the fees are 1.12% of the amount processed plus \$0.29 per transaction, and the August merchant fee was \$35.99. There was also an account fee of \$3.55 for the month. We may have to change our accounts to another financial institution. The reference number for the closure of the existing paper facility is 320812173. Patti to write an article for the November newsletter suggesting that members pay by direct credit to avoid the association paying so many fees.
- Jack still to return USB. Antonia to email Jack and also Sherron Hunter who still has a key to the office building and possibly a USB.
- Margaret has submitted 'Death in a tenancy' article to the advertiser.
- Fullarton Park Community Centre forms have been returned to the centre. A microphone is available on request. Antonia to email centre for details.
- At the AGM members voted to keep general meetings and the AGM on Tuesdays.

**CORRESPONDENCE IN**

- Letter of thank you to Margaret Kohlhagen from Zoe Bettison for participating in the Housing Improvement Bill.

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- **AGM suggestion box.** A member suggested that water invoices be forwarded directly to the tenant (no name was attached to the suggestion). Rodney will write to ESCOSA (government department) regarding our concerns. Antonia will write to Phil Spencer in Victoria for details on how the system operates in Victoria.

**CORRESPONDENCE OUT**

- Rodney has emailed his no cause letter to Mark Parnell and other politicians.
- Antonia emailed the office of Rob Lucas re: proposed amendments to database listings; list troublesome tenants before the Tribunal hearing.

**NEW BUSINESS/REPORTS**

**Financial Report**

Income: \$2,485.00

Expenditure: \$960.48

Bank balance: \$19,127.24

Term Deposit: \$47,143.87

**Rodney Webb**

- **Rental agreement.** A member's tenant agreed to pay for the air conditioner servicing but now will not pay. Clause is not enforceable. If two parties have agreed, why is it not enforceable.
- Suggested we add Rachael Sanderson and Zoe Bettison (politicians) onto our newsletter list. Antonia suggested we also add Dini Soulio, Commissioner for Consumer Affairs.
- The Directory of Australian Associations has been updated.

**Antonia Zotti**

- The Supreme Court in Victoria has ruled that residents living in apartments will not be able to stop landlords renting their properties on Airbnb to short term tenants.
- Email redirections for new committee members and positions have been done.
- **Tenancies Update: non-consented bond claims.** Antonia to email our concerns/comments to Franka at the Tenancies Branch and cc to Dini Soulio.
- **Non-financial members.** There are 45 non-financial members for 16/17. Eleven do not have email addresses. Patti will email another invoice to those with email addresses and Rodney will contact the others via phone. Any non-financial members at the end of September will have access to the LASA website removed.
- There are 40 financial members with no email address. Rodney will contact these members via phone requesting an email address if applicable. Email is a quick way to get in contact with our members.
- **MailChimp.** Antonia has started to input all financial members with an email address onto the MailChimp website. Members can then receive correspondence via a PDF document. PDF documents cannot be sent via email merge.

**Theo Balomenos**

- Theo gave Antonia a copy of the Unitcare newsletter. Possible articles for our newsletter.

Meeting closed at 19:55.

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

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