

**ANNUAL GENERAL MEETING MINUTES
FOR
LANDLORDS' ASSOCIATION (S.A.) INC**

DATE: Tuesday 6th August 2019

TIME: 6.50pm for 7.00pm start: Meeting opened ___7.00pm___

LOCATION: Fullarton Park Community Centre

CHAIR: Louise SPARKSwas appointed and acted as Chairperson for this meeting.

1. PRESENT

Louise SPARKS _____ **President** _____ Margaret KOHLHAGEN _____ **Vice President**

Theo BALOMENOS _____ **Secretary** _____ Vacant _____ **Asst Secretary**

Patricia WEBB _____ **Treasurer** _____ John WYK _____ **Asst Treasurer**

Stella SALAGARAS _____ **Committee** _____ Peter ALLEN _____ **Committee**

Stan HERESZTYN _____ **Committee** _____ Rodney WEBB _____ **Committee**

Marco ARNESE _____ **Committee**

2. APOLOGIES:

Ms Margaret KOHLHAGEN
Mrs Jennifer CAROLLO
Mrs Helen TSIROS
Ms Stella SALAGARAS

3. PROXIES:

4. GUESTS:

Ms Isabel BELTRAN
Mr Roberto BELTRAN

5. MEMBERSHIP PRESENT: ___29___ of ___120___

6. QUORUM: Yes/No

7. GUEST SPEAKER: Mr Phil EVANS – South Australian Metropolitan Fire Service

Key points:

- It is a legal requirement to have working smoke alarms and this has progressively improved
- All smoke alarms have a lifespan of 10 years and it is a requirement to change smoke alarms every 10 years
- Replace battery every year in battery only powered alarms with a removable battery and vacuum clean the smoke alarm twice a year.
- Smoke alarms now need to be non-removable.
- The nuclear symbol = Ionisation detection chamber. Photoelectric alarm is recommended by fire services
- From 2014, for new homes and renovated homes smoke alarms need to be interconnected via cable or wirelessly. Need to have a smoke alarm between the living area and the bedrooms.
- Rental agreement can state that it is the responsibility of the tenant to test the smoke alarm. It is important to note that the onus is on the landlord to ensure that the smoke alarms are in working order

- If you purchase a property with a 9 volt removable battery type alarms they need are required by law to be replaced within 6 months with 240 volt hard wired alarms or powered by 10 year life, non-replaceable, non-removable batteries. .
- In all houses (and major extensions) built since 1st May 2014 kmultiple alarms must be interconnected.
- It is worth having a fire blanket in your rental property as the majority of fires commence on the stove,

Mr EVANS left sufficient brochures to be distributed to all attendees labelled “Smoke Alarms – What you need to know”. A very comprehensive document covering the aspects of fire safety measures to keep us safe.

Many thanks to Phil for his very informative presentation, a complimentary bottle of wine was presented as a token of “thank you” for your time.

8. MINUTES OF THE PREVIOUS MEETING

It was resolved that the minutes of the committee meeting held on the ...7th May, 2019 be accepted:
as a true and accurate ~~/amended record.~~

Moved __Garry BATOR__ Seconded __Jim KOUZABA__

9. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETING

Typing error by Minutes Secretary for the treasurer’s report, it should read:

Investment Account Term Deposit as at July 1st 2018 \$55,000.00

10. CORRESPONDENCE IN

- Fullarton Community Centre would like to know dates for our meetings for 2020
- All in favour to roll the calendar year over in the same format as 2019 for 2020

Moved __Garry BATOR__ Seconded __Jim KOUZABA__ All in favour__

11. CORRESPONDENCE OUT

12. REPORTS (All reports should show mover & seconder)

a. President

As in newsletter
The Landlords’ Association (S.A.) Inc.’s common seal has not been used during the last committee year.

Moved __Louise SPARKS__ Seconded __Rodney WEBB__

b. Vice President

Apology

Moved __Margaret KOHLHAGEN__ Seconded _____

c. Secretary

Nil

Moved __Theo BALOMENOS__ Seconded _____

d. Assistant Secretary

Moved Vacant Seconded _____

e. Treasurer

Investment Account Term Deposit as at July 1 st 2018	\$55,000.00
Term Deposit Interest paid in March 2019	\$1,265.00
Income for 1 st July 2018 up until 30 th June 2019	\$10,250.00
Expenditure for 1 st July 2018 up until 30 th June 2019	\$15,198.10
Cheque Account Balance as at 30 th June 2019	\$9,464.88
Investment Account as at 30 th June 2019	\$56,265.00
Total Accounts as at 30 th June 2019	\$65,729.88

Moved Patricia WEBB Seconded Liz DINGLE Carried Yes

f. Assistant Treasurer

Land Tax – Report of forum

Moved John Wyk Seconded Rodney WEBB

g. Membership Officer: 120 Members, 64 not renewed, 2 Applications pending

Moved Rodney WEBB Seconded Patricia WEBB

Committee and Members

13. Stella attended the land tax forum, unfortunately she was unable to attend the AGM and share her experience with us
14. Stella and John attended the housing trust meeting – looking at how to eliminate homelessness in 25 years and make it affordable. The concern is that the risk falls on the landlord. John will look to place an article in the newsletter once he receives the minutes
15. Possible incentives to encourage landlords rent to the homeless:
 - i. If we were to receive a discount in land tax
 - ii. Get housing trust to pay directly to the landlord
 - iii. Rent assistance to be paid directly to the landlord
 - iv. Ongoing support is important
 - v. If there was a body to assist and support the tenant and landlord on a regular basis
16. We as landlords should look to register on the Property Council of SA “fair go land tax” and voice our concern regarding proposed land tax changes. Next meeting we should address land tax, it will not be introduced until July 2020. We need to contact our local MP.
17. From the last General Meeting the current committee was concerned about Mario Leuci’s comments and his accusation regarding the “misappropriation of funds” for the provision of refreshments at the 2018 Annual General Meeting. There was no evidence supplied to support the accusation and it was not viewed upon favourably. Mario was asked to publicly withdraw the accusation as he had not replied to our email. Mario claims that his words were misinterpreted. He withdrew the word “misappropriation” as that was never his intent and he was concerned because no-one stated that the food at the last AGM was approved.

Re-election for new committee as current committee has dissolved.

Mr Jim Kouzaba was elected to chair the meeting for the purpose of conducting re-election of a committee for the next twelve months.

“All positions are now vacant”

Nominations received were:

Margaret KOHLHAGEN as Vice President, SECONDED Rodney WEBB

Patricia WEBB as treasurer, Seconded Antonia ZOTTI

John WYK as Assistant Treasurer, SECONDED Mario LEUCI

Rodney WEBB as a committee member
Marco ARNESE as a committee member
Peter ALLEN as a Committee member
Stanislaw HERESTZYN as a committee member
Garry BATOR as a committee member

President: - no nominations received
Secretary: - no nominations received
Assistant Secretary: - no nominations received

As there are more than six members elected to the new committee a quorum is able to be achieved allowing the committee to conduct the business of the association.

Louise asked if anyone is able to assist with the newsletter.

Antonia does not want to nominate as Secretary but is happy to assist with the taking of minutes at the general meetings and to keep the website up to date. Rodney believes that this arrangement is within the constitution. Louise seconded it as a member – All in favour

Missing tenants and membership officer – Jim nominated Rodney (committee to delegate)

Antonia ZOTTI nominated Mario LEUCI to be our Public Relations Officer and represent the Landlords' Association (S.A.) Inc.
He will look into land tax issue. Mario is fine with this as long as the committee keeps him informed and happy to attend team meetings if asked to.

Mario also suggested paying someone to work on the newsletter.

Nominations closed and the chairman then thanked everyone for their attendance and participation, declaring the Annual General Meeting closed.

Committee and Members' reports accepted.

Moved _____ Seconded _____

12. NEXT MEETING5th November 2019.....

13. MEETING CLOSED9.30pm.....

Financial transactions for the evening:

Credit Card \$ Nil Cash \$ Nil Total \$ Nil

Treasurer: Patricia WEBB Scrutineer: Rodney WEBB

Minutes Accepted by Chairman: Patricia Webb Date 05-11-19