

COMMITTEE MEETING MINUTES
February 2020
LANDLORDS' ASSOCIATION (S.A.) INC.

DATE :- 27.02.2020 at 6.30 pm

LOCATION :- LASA Office

CHAIR PERSON Rodney WEBB was appointed and acted as Chairperson for the meeting.

PRESENT :-

Margaret KOHLHAGEN **President** David PLANT **Vice President**
Rodney WEBB **Secretary** John WYK **Asst Secretary**
Patricia WEBB **Treasurer** Margaret BUNFIELD **Asst Treasurer**
Marco ARNESE **Committee** Peter ALLEN **Committee**
Stan HERESZTYN **Committee** Garry BATOR **Committee**
Vacant **Committee**

APOLOGIES

Peter ALLEN

PROXY TO

Rodney WEBB

ABSENT

Margaret KOHLHAGEN

Garry BATOR

GUEST/S

Liz DINGLE

QUORUM

A Quorum was declared as there were 8 out of possible 10 members present.

~~A Quorum was not declared as there were _____ out of possible 10 members present~~

MINUTES OF THE PREVIOUS MEETING

It was resolved that the Minutes of the Committee Meeting held on 30th January 2020 be accepted as:

~~a true and accurate record~~ / amended as a true and accurate record.
Next meeting date corrected.

Moved Rodney WEBB **Seconded** David PLANT **Carried** Yes

BUSINESS ARISING

ADDITIONAL AGENDA ITEMS

CORRESPONDENCE IN

One incorrectly addressed item
Commonwealth Bank correspondence only
Email from Bill Mouthaan regarding software for the usage of the Fact Sheet 3 method of rental record presentation.
Australia post office box rental invoice.

Moved _____ Rodney WEBB _____ Seconded ___ Marco ARNESE ___ Carried ___ Yes ___

CORRESPONDENCE OUT

Email thanking Bill MOUTHAAAN as per Correspondence In
Email to John RATKE at his request with details of software details from Bill MOUTHAAAN.
Email response to landlord looking to contact POAV

Moved ___ Patricia WEBB _____ Seconded ___ Rodney WEBB _____ Carried ___ Yes ___

REPORTS (All reports should show mover & seconder)

President

Nil

Moved ___ Margaret KOHLHAGEN ___ Seconded _____ Carried _____

Vice President

Presented article from Sunday Mail, Feb 16, 2020 regarding rent assistance and the family difficulties as housing subsidy ends.
Insurance problems in Strata properties

Moved ___ David PLANT _____ Seconded ___ Patricia WEBB _____ Carried ___ Yes ___

Secretary

Nil

Moved _____ Rodney WEBB _____ Seconded _____ Carried _____

Assistant Secretary

Phone call from non member considering appealing a SACAT ruling – anyone had any experience – No.

Moved _____ John WYK _____ Seconded ___ Patricia WEBB ___ Carried ___ Yes ___

Treasurer

Status of our Insurance Policies: Renewed 28.11.19
Liz DINGLE reimbursement for wine gift for \$29.49 reimbursed by cheque.

- As per provided copy of financial reports

February 2020

Income : \$60.00
Expenditure : \$1,372.64
Bank Reconciliation : \$3,888.03

Term Deposit : \$57,418.13
Total Accounts : \$61,306.16

LASA expenses until the end of the 2019/2020 financial year now exceed our working account balance and still to be resolved.

Moved ___ Patricia WEBB _____ Seconded _____ John WYK _____ Carried ___ Yes ___

Assistant Treasurer

Updating the website with minutes as they come to hand.

Moved ___ Margaret BUNFIELD _____ Seconded _____ Rodney WEBB _____ Carried ___ Yes ___

Database: One enquiry.

Membership Officer:

Current membership ___ 171 ___ members with 2 promised renewals to come.

Moved _____ Rodney WEBB _____ Seconded _____ Marco ARNESE _____ Carried ___ Yes ___

Committee:

Moved _____ Seconded _____ Carried _____

AGENDA ITEMS and GENERAL BUSINESS

- Agenda of meetings – Needs to be followed to allow all business to be conducted as listed.
- Insurance policy requirements regarding committee member names and formation of a sub-committee – Patti has supplied the insurance company with the committee names. Updated with the resignation of Liz DINGLE and removal of Antonia ZOTTI from the listing.
- ESCOSA re water billing to rentals – outstanding still, Rodney. Trying to engage Gerhard SCHURER due to his ongoing communication with SA Water – Didn't happen sadly.
- Guest speaker _ May General Meeting _ any suggestions please? Marco suggested an insurance broker, committee in agreeance.
- Choolie pursuit – Louise to follow up. Letter has been sent and we will follow up. Last comment from Louise was that her lawyer contact was off on sick leave. Liz would like to see a copy of the court process documents. Unable to contact Louise in recent week.
- nbn connection to be pursued. Application completed and paid for, awaiting notification of modem delivery. – Rodney to finalise. Margaret B suggested an alternative method of internet access using mobile phones as a cheaper alternative. Needs to be investigated further.
- Newsletter articles – Gerhard has one.
- Website update – Rodney and hopefully Margaret B. Isha B reported back after attending to Craig's reported shortfalls after Tuesday 28.01.2020. Outstanding issues are to be addressed by us as an association not by Craig. We need to manage the website ourselves. Margaret B and Rodney W unfamiliar with the technology but will "have a go".
- Margaret K has provided us with a photocopier, a KYOCERA brand colour photocopier/printer Model TASKalfa 3051ci for \$1000. Action – Still to be paid for,

Margaret K has kindly deferred settlement until the end of the financial year. Margaret K to be asked for preference of payment date relating to her preference for financial year reporting.

- Projects to be addressed to further the association's efforts in improving the operation of our rental responsibilities. This is an opportunity for any individual committee member to pursue an issue for the betterment of the private rental business conducted by the state's landlords.
- Gino Leuci, a current member, has suggested a representative from Wicks Building Group to be a guest speaker at one of our meetings.
- A past member (Ian Matthews) has been in contact with his local state MP, Fraser Ellis, regarding the unfairness of the landlord having to pay the SACAT application fee if the tenant is in the wrong. He is seeking to have this legality put in place by the previous Labor government reversed. Committee agreed that we need to get as many responses to Members of Parliament by our membership as possible to raise our concerns. He also discovered that no one within Consumer and Business Services has the authority to impose the fines documented in the Residential Tenancies Act (1995).
- David P stated care is needed when dating documents in 2020. 2020 should be used instead of just 20.
- David OSBORNE from Housing etc. wants to address our committee, committee agreed. Rodney W has contacted him to organise a meeting format. No response as yet, Rodney W to follow up.
- Resignation of Liz DINGLE .
- Vacant position on committee, any suggestions please?
- "Claire is coming". She failed question 1, "What is the hourly cleaning rate accepted by SACAT?"
- Rodney W suggests disposal of Epson WF-7620 inkjet printer to Men's Shed at Pooraka. Committee in agreeance.
- GPO Box rental renewal. Committee agreed to NOT renew the rental of the box but use "Mail Redirection" service instead. A total of 54 items in the last year, 4 no longer relevant, 19 can be converted to electronic communication, 18 member renewals and 1 member resignation.
- An increase of our renewal fee is required to prevent us running at a financial loss. Committee agreed on increasing renewal fee to \$90 p.a. and allowing for a discount of \$5 for members receiving our newsletter by email. The cost of a printed version is very close to \$3 for a 12 page edition further increased by \$1.10 for postage per recipient. Our last increase was in July 2015. To be ratified by the membership at our next General Meeting.
- Name tags have been printed for all committee members to be worn at our General Meetings to better present ourselves to the meeting attendees.

NEXT COMMITTEE MEETING to be held at Office on 26th March 2020

MEETING CLOSED AT 20.01

MEETING MINUTES SIGNED BY CHAIRMAN

 DATE 09-11-2021