

COMMITTEE MEETING MINUTES
November 2021
LANDLORDS' ASSOCIATION (S.A.) INC.

DATE :- 09.11.2021 at 20.50 pm

LOCATION :- 46 Metala Road, Paralowie, SA, 5108

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

Marco ARNESE
Margaret BUNFIELD

PROXY TO

Rodney WEBB

GUEST/S

QUORUM

A Quorum was declared as there were 7 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 MeetingS held on 27th February 2020
And 17th June 2021 be accepted as:

true and accurate records / ~~amended as a true and accurate record.~~

Moved Rodney WEBB **Seconded** Patricia WEBB **Carried** Yes

BUSINESS ARISING:

Nil

ADDITIONAL AGENDA ITEMS

Nil

CORRESPONDENCE IN

Commonwealth Bank correspondence
Membership Renewals

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

CORRESPONDENCE OUT

Emailed receipts

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

REPORTS (All reports should show mover & seconder)

President :

N/A

Moved ___ Margaret KOHLHAGEN ___ **Seconded** _____ **Carried** _____

Vice President

Nil

Moved ___ David PLANT _____ **Seconded** _____ **Carried** _____

Secretary

As per agenda items

Moved ___ Rodney WEBB _____ **Seconded** _____ **Carried** _____

Assistant Secretary

As per printed email communique regarding website issues below:

Hi all

The only issue I have with John’s proposal is to pay to create another website.

How would our members react if we had to spend more money on a completely new website?

Before taking John’s option seriously we should list what is wrong with the current website. From my own personal experience when you write down the issues, they aren’t as bad as you make them out to be. I’m pretty sure the bulk of the website is alright.

As I’ve indicated to Rodney I’m willing to deal with Tony at Seofast as long as I’m made aware of issues.

I just want to say to the committee that the fee of \$88 is for ongoing maintenance. We can at anytime stop paying this fee HOWEVER if there are problems with the website, then Seofast will charge us \$165/hr.

As of yet we are not paying the \$88. If we articulate the faults with the website to ourselves and get Tony to fix it then in six months time if we see we are not getting value for money then we stop.

The problem then becomes who will fix problems when they arise?

Unfortunately I will not be able to attend Tuesday's meeting but I'm against this "starting again" approach.

I suggest we try and fix what we have.

Marco arnese

Sent from my iPhone

On 7 Nov 2021, at 21:51, John <johnwyk@iprimus.com.au> wrote:

Hi All,

I assume that this issue is on the agenda for our meeting next Tuesday, but would like to flag in advance that I am not in favour of paying yet more money ... in this case \$1056 per annum to maintain the website. I don't think the website is worth that to us. Especially as we paid commercial rates to have it created, and several hundred dollars to have it moved to a more secure server because of a problem not of our making.

My daughter has a year ago or so used one of the companies (in this case Squarespace) that offer a template to create a website for one of my businesses; and I think it might have cost a hundred dollars or so. There is obviously an ongoing annual cost for the domain name and something (maybe a couple of hundred dollars) for the server or something –

Whilst she is not in a position to do the same for the landlords association the boyfriend of one of my other daughters is. He will want to be paid for creating the website but from then on we should be able to upload newsletters etc ourselves. From observation it is not a difficult process.

Here is a link to the website I'm referring to.

[The Grand Hotel Millicent](#)

Whilst it's a different type of business to LASA it is capable of accepting bookings and payments, sending messages, a link in our case to specials of a liquor buying group etc. Please have a look before Tuesday's meeting so that you are in a position to support or reject this suggestion.

Regards

John Wyk

From: Landlords' Association of (S.A.) Inc. <office@landlords.org.au>

Sent: Sunday, 10 October 2021 5:28 PM

To: David PLANT <d.j.plant@bigpond.com>; Garry BATOR <mower_mann@bigpond.com>; John WYK <johnwyk@iprimus.com.au>; Marco ARNESE <Kingciro@hotmail.com>; Margaret Kohlhagen <reception@dmkohlhagen.com.au>; Patricia WEBB <webbpatricia13@gmail.com>; Peter ALLEN <peter306allen@gmail.com>; Rodney WEBB <webbpard@adam.com.au>; Stanislaw HERESZTYN <stanhere@picknowl.com.au>

Subject: September 2021 Financial report

Hello everyone,

Attached is a copy of the September 2021 LASA financial report.

I sent an email to all committee on the 19th of September seeking an opinion on the regular website maintenance fee required by Seofast to correct and maintain our unusable website.

The requested fee is \$88.00 per month. So far only two responses Marco and David, both in favour. Below is a copy of my original email.

I need a response please?

Hello everyone,

Our website is a bigger mess than ever. I don't know what the resolution is required to get the site operational.

At present the website is back to pre GPO Box closure information which was altered after that to reflect the current contact information.

Seofast as a company wants Lasz to pay a monthly fee of \$88 for any maintenance issues to be corrected as they occur. I see this as the only way forward.

At present we cannot log into our website and I am aware of at least two membership applications that have not come through as they should have to Patti or myself.

I am seeking committee approval as soon as possible to proceed with the monthly maintenance fee to be paid please?

Kind regards,

Rodney.

RESOLUTION DECIDED: Approach Marco to at least resolve lack of access to website and restore alterations of the association's contact details that were in place after office closure and new membership applications that have not come through to us. A time frame was considered necessary but was not decided upon.

Moved _____ John WYK _____ **Seconded** _____ Garry BATOR _____ **Carried** ___ Yes ___

Treasurer

Status of our Insurance Policies: Renewal due 28.11.21 at a cost of \$2,119.71

End of Financial Year 2020

Income for the year : \$14,483.88
Expenditure for the year : \$14,421.27
Bank Reconciliation : \$3,888.03
Cheque Account balance bought forward : \$5,072.25
Cheque Account balance as at 30th June 2020 : \$5,134.86
Term Deposit : \$50,000.00
Total Accounts : \$55,134.86

- Stan Heresztyn out of pocket expenses for approval
- Rodney Webb out of pocket expenses for approval

Financial Statement for the month of October 2021

Income: \$150.00
Expenditure: \$30.98
Cheque Account balance as at 30th Oct 21: \$9,503.38
Term Deposit: \$50,352.81
Total Accounts: \$59,856.19

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

Assistant Treasurer

Moved ___ Margaret BUNFIELD _____ **Seconded** _____ **Carried** _____

Database: Eleven enquiries since February 2020.

Membership Officer:

Current membership ___ 106 ___ + 4 ___ members including 1 unidentified new member.
Not Renewed ___ 56 ___

Moved _____ Rodney WEBB _____ Seconded _____ Stanislaw HERESZTYN _____ Carried _____ Yes _____

Committee:

Marco ARNESE

As per printed email communique regarding website issues below:

Proxy to Rodney

Moved _____ Seconded _____ Carried _____

AGENDA ITEMS and GENERAL BUSINESS

- **Agenda of meetings:** – Needs to be followed to allow all business to be conducted as listed.
- **Newsletter:** Compilation not yet commenced for Nov 2021. Rodney stated that a few years ago it was minuted at a committee meeting that he did not wish to be responsible for the newsletter compilation: He is still doing it and wishes not to. Resolution not decided upon.
- **Photocopier:** Negotiations with **Independent Business Equipment Pty Ltd** suggest that to pursue the repairs of the Kyocera faulty copier is not a good idea as the machine is considered old and spare parts are not readily available if at all. An offer of a fully refurbished (pre-loved) **Fuji Xerox AP-V C2275** to us for a total of \$2,500 delivered, installed and with the extras of a box of A4 paper and a new black toner cartridge. Committee in favour.
- **Committee responses to emails:** Rodney complained to committee members present that a lack of response to his emails requesting a response for quorum purposes is hindereing the activities required for the association's operation.
Court Data: Patricia heard an advert on radio regasrding the usage of a database to conduct searches for people and businesses to see if they are listed. https://www.courtdata.com.au/court_data/australia For a fee further details are available for any names the are listed. Committee suggested and agreed to that we present the information to members at the next General Meeting
- **Covid clause in tenancy applications:** A resolution is required at to whether we include a requirement for Covid-19 vaccinations be included in our Application For Tenancy form. Considering the fact that vaccination is a mandatory requirement for some jobs committee suggested that we perhaps need to seek legal advice on the association's consideration of this scenario.
- Mario Leuci notification from Minister for Mines and Energy regarding Government subsidised solar: Rodney unable to find out more details prior to committee meeting.
- **Website:** An absolute disaster. As mentioned above we will ask Marco to be a pain in the proverbial to Seofast, the company which built and is hosting our website. Website update – Outstanding issues are to be addressed by us as an association, not by Craig. We need to manage the website ourselves.
- **General Meetings at Fullarton Park:** Committee agreed to pursue the concept of renewing General Meetings at Fullarton Park starting with February 2022. Rodney to contact the venue's administration to effect details. Garry Bator has offered to be our Covid Marshall for the evening as he has had the required training for that task.
- **Insurance policy:** Requirements regarding committee member names and formation of a sub-committee – Patti has supplied the insurance company with the committee names. To be updated with the resignation of Liz DINGLE. Patricia has contacted the insurance company and they have said that they do not wish to document the names of our committee members.
- ESCOSA re water billing to rentals – outstanding still, Rodney. Trying to engage Gerhard SCHURER due to his ongoing communication with SAWater. Still an outstanding issue.
- **Guest speaker:** _ Next General Meeting _ any suggestions please? Rodney will contact member Gino LEUCI who has suggested a representative from Wicks Building Group to be a guest speaker at one of our meetings.
- **Choolie pursuit:** – Louise to follow up. Letter has been sent and we will follow up. Last comment from from Louise was that her lower contact was off on sick leave. Liz would like to see a copy of the court process documents. Rodney to follow up again.
- Newsletter articles – Please?

- **Any 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.
- 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 even if the tenant is in the wrong. He is seeking to have this legality put in place by the previous Labor government reversed. 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 OSBORNE from Housing etc. wants to address our committee, committee agreed. Rodney has contacted him to organise a meeting format. No response as yet, Rodney to follow up again.
- **Vacant position on committee:** Any suggestions please?
- "Claire is coming". She failed question 1, "What is the hourly cleaning rate accepted by SACAT?"

NEXT COMMITTEE MEETING to be held at To Be Advised on TBA

MEETING CLOSED AT 21.45

PREVIOUS MEETING MINUTES ACCEPTED BY CHAIRMAN



DATE 21.09.2020