

## **Iluka Homeowners' Association Inc.**

Minutes of Committee Meeting

Meeting Date: 05/02/2019

Venue: Currambine Community Centre

### **In Attendance & Apologies**

#### **1. Welcome**

The meeting commenced at 7:00 pm.

[SD] welcomed committee members and thanked the committee for a good number in attendance, declaring a quorum.

Minutes of the January meeting were approved by [IM] and seconded by [TM].

Chairperson (SD) welcomed and introduced Brad Kelly and Jared Sizer from Helm Living, who, as the proposed Developers of apartments on the corner of Mykonos View and Burns Beach Road had requested the opportunity to present information to the committee and visitors.

Brad Kelly stated:

- Together they have significant experience in residential apartment development and have an interest in developing apartments in this area as they believe Iluka is an aspirational suburb with the opportunity for greater diversity of housing for residents residing in this suburb.
- Anticipate that 80% of purchases will be from people already living in Iluka and have designed apartments for owner-occupier residences.
- Price range expected in the region of: One-bedroom (\$420,000), two-bedroom (\$580,000) and three-bedroom apartments (\$730,000).
- In terms of community consultation, have door knocked and had conversations with local residents near Mykonos, Burns Beach Road, Blackpool Promenade and Calis Avenue who may be impacted by the development. Believe they have taken into account resident concerns and suggestions from these conversations ie. extended and mature landscaping re screening, both solid and movable, reducing height of three-story building.
- Impact on street parking has been considered: 24 apartments, 41 internal car bays together with five street visitor bays.
- Expected timeframe on build is 12-14 months. Anticipated initial construction date before Christmas 2019 to be completed by Christmas 2020 (dependent on sales).

- This Helm apartment development has no connection to the development of the amenity next door however developers believe both will support each other.
- Developers welcome conversations with anyone who wishes to speak with them and can be contacted as follows:

Brad Kelly  
 0411 745 925  
[brad@helmliving.com.au](mailto:brad@helmliving.com.au)  
 helmliving.com.au

(BG) made the point to the Developers that the Iluka Homeowners Association could not take a position to support the apartment development on behalf of residents, however would relay presented information and contact details to residents through Minutes of Meeting to be posted on website and Newsletter.

There was some concern from members about the impact increased traffic would have on this area.

ACTION: (BG) to follow up with Kerry Hollywood and/or CoJ, results of the traffic impact assessment which had been undertaken for the new developments and distribute via email, to the committee either at, or prior to the next committee meeting.

(SD) made a request for volunteers to take on the secretarial role, however no takers at this meeting. Some discussion on whether role could be shared. (AE) offered to share the role and (TM) can help out when in attendance.

ACTION: (SD) will advertise position on FB.

(SD) noted that the previous internet problems seem to be resolved now that IHOA email address has been changed. Emails coming through clearly and consistently to date, with a reminder made to committee members to be vigilant in noting others who will need to be notified of this change in email address.

## **2. Social Events.**

(SD) noted that bookings for JMP now needs to be made on-line. Easter and Halloween have been booked by SD.

Committee approved the purchase of Easter eggs and requirements for the Easter Egg hunt in JMC Park. Approval for (SD) to purchase.

After some discussion, it was resolved that more investigation was required in regard to which charity would be funded through the gold-coin donation at the above community events. It was resolved that 'Make a Wish Children's Foundation' is the next in line if 'Fostering Hope WA' does not comply.

### **3. Correspondence [MK]:**

9 Jan: Resident inquiry about how to get information in regard to happenings in Iluka.

9 Jan: TV reception issues.

13 Jan: Concerns about state of and damage to Blackwood Park.

19 Jan: Motor home.

21 Jan: Enquiry re building codes.

23 Jan:

2 Feb: Caravan.

31 Jan: TV reception.

30 Jan: Payment of fees.

All incoming correspondence has been replied to by (MK) and (SD).

(MK) and (MC) will continue to liaise and communicate with persons contravening covenants.

### **4. Financial Report: (JS)**

Cash reserves and working account balances tabled.

Four settlements in January.

The only debit was for cost involved in purchasing most recent copy of rules from the Department of Consumer Protection.

### **5. Maintenance (MK)**

Discussion and information from CoJ regarding scheme planting and issues with grass trees that are dying in a number of the medium strips. Recommendation is not to pursue the re-planting of grass trees, but to plant Cook Island Pines which are already growing very well in this area, and would continue a thematic approach to tree planting throughout the suburb. Committee agreed to continue with the Cook Island Pines.

ACTION: (MK) to address this with CoJ.

GH reported on the CoJ response to a request for cleaning up of the area around the sump near the Bowling Club and Stinton Square. Response by the CoJ was prompt, very good and it is noted, very much appreciated by the Iluka Homeowners' Association.

(SD) reported that she has notified the CoJ that representation from CoJ at meetings would only be needed at our AGM and possibly up to three times a year.

### **6. Capital Works**

(SD) reported that our submission for Capital Works must go in very soon. Suggestions to date, that have come to the committee for presentation to CoJ:

- Basketball hoop in Discovery Park

- Improved pedestrian access to cross Burns Beach Road.
- Resurfacing to the foreshore carpark.
- Interpretive signage particularly in SJM Park.
- Shade sails over children's playground in SJM Park.
- Upgrade to play equipment in SJM Park.
- Establishment of Nature Play area in the native garden between the amphitheatre and Moonflight Crescent.

ACTION: (IM) to continue updating this area.

## **7. Restrictive Covenants: (MC)**

(MC) delivered 18 letters, with two remedied immediately.

Some responses have been negative, with one resident happy to go to court.

(MC) and (IM) suggested that the committee will need to think ahead and appoint preferred mediators if there is a need to take the contravening of restrictive covenants further.

In terms of parking either in or around properties, the point was made that the committee will need to look at the definition of personal and commercial vehicles.

Decision was made by the committee to retain email addresses of persons who have been communicated with, in case follow-up is required.

## **8. Collection of Data**

In preparation for the March General Meeting to Alter the Rules of the Association, (IM) is to follow up in regard to buying the list of ILUKA MEMBERS from the CoJ.

ACTION: (IM) to follow-up with CEO of CoJ in regard to buying the list of Iluka members from the COJ.

(SD) reported that the cost of printing the amendments to the Rules of the Association for distribution to the residents was \$1573.47.

## **9. Newsletter**

(SJ) is requesting information for the next newsletter.

(MC) has written content.

(SD) to forward articles to (SJ) and then draft to committee.

A suggestion was made by (MC) that a shorter format for newsletter could be investigated.

Included in the next newsletter will be a zoning map of current proposed development area.

ACTION: (BG) to source the zoning map with a short explanation from CoJ that clearly shows the three parcels of land, one of which is the Helm development.

**10. General Business**

Garden competition 2019 is underway.

**11. Meeting Closure**

The meeting closed at approximately 9.15 pm.

**12. Next Meeting**

The next meeting will be held at **7 pm** on the **5<sup>th</sup> of March 2019**.