

ILUKA HOMEOWNERS' ASSOCIATION INC
MINUTES OF COMMITTEE MEETING HELD JANUARY 07, 2020
VENUE: CURRAMBINE COMMUNITY CENTRE, CURRAMBINE

In Attendance & Apologies:

As per attendance sheet.

1) Welcome

- a) The meeting commenced at 7.01pm.
- b) SD welcomed Committee members and visitor and declared a quorum.
- c) The Minutes from the December Meeting were approved.

2) Social Events

- a) Easter (12/04/20). The Animal Farm and Coffee Van are yet to be booked.
- b) The Committee's Christmas get together went very well.

3) Correspondence (MK)

- a) 1/12 Email notifying change of partners on Title.
- b) 2/12 Email notifying change of partners on Title.
- c) 5/12 Email from resident in Blackpool Prom querying membership fee. A reply was sent.
- d) 6/12 Resident list received.
- e) 11/12 Queries about the November Minutes, to which a reply was sent.
- f) 17/12 Email notifying change of partners on Title.
- g) 20/12 Complaint received about a commercial vehicle on the verge.
- h) 23/12 Sent LM an email regarding the Lawyers.
- i) 2/1 Membership enquiry.
- j) 2/1 Request from CWS for letter related to Caveat.
- k) 3/1 Resident list received.

4) Financial Report (JS)

- a) Four Settlements for December.
- b) Expenditure – Additional Lawyer costs & Christmas Dinner.
- c) Cash Reserve and Working Account balances tabled.

5) Maintenance

- a) Funds from the SAR have been retained for signage design and CoJ require approval for the number of signs we finally decide on, with their suggestion being seven. However GH suggested that we may only require numbers 1, 3, 5 and perhaps 7. It was agreed that all should complement the main sign at Ocean Gate, with a similar wave theme. SP stated that a lot of work needs to be done on planning and design. SD suggested the same size as the Connolly sign, but with better design. MC asked if we should expect one design cost for all of the signs. GH agreed that the funds were for overall design and planning. SP suggested a five-year plan. The Maintenance Committee will get together to discuss. SD would like a decision on which signs we eliminate, but before that obtain costings of the signs themselves. SP then asked if we would want power to them. KR asked if they should incorporate the Indigenous meaning of Iluka – Near the Sea. SD said that the name of the design team CoJ usually use is Denmac in Malaga. Anyone with ideas to get back to the Maintenance Committee by early February as requested by CoJ.
- b) GH said that the Service Review 20/21 is signed off. He noticed a discrepancy on the Proposed Upgrades 20/21 spreadsheet from NJ as per the SAR Attachment B as discussed with JH and NJ at the December Meeting. GH will meet with NJ on 23rd January to get clarification.
- c) SP and GH looked at the corner Marmion Ave and Burns Beach Rd. There is ivy growing over the wall, numerous loose rocks and footpaths uneven because of the tree roots. There is a section on the side of the path which is dead – perhaps the reticulation is broken. The ivy

needs to be removed at the very least. TM said that the reticulation will be needed for any future plantings.

- d) GH will email NJ looking for approval of his spreadsheet spend of the remaining 19/20 budget.
- e) GH to send a summary of meeting discussions to the Maintenance Committee for MK's benefit given his absence.

6) Capital Works

- a) Locking gates to the carpark and locking toilet doors at Foreshore Park have been noted.
- b) A suggestion was raised regarding internal signs in SJMc Park regarding the indigenous meaning of Iluka as mentioned above. MC suggested an indigenous reference perhaps in Naturaliste Park as well. TM also suggested signs referencing the plants on the edge of the natural bushland in SJMc Park.

7) Restrictive Rules/Covenants

- a) SD has received a letter from the Lawyer which needs to be discussed and a decision made. MC has received emails about further breaches, so will get back to relevant Committee Members with a date we can get together. LM requested a copy of the advice. SD said it was voted that we don't release the advice to residents yet, as it is addressed only to Committee Members. LM then stated that the money used to pay the Lawyer was contributed by all residents so they should have access to the advice. BG said that feedback to residents will be provided by the committee upon review of the legal advice. SD then asked if a referendum is her hope for a final outcome to which she replied she couldn't speak for everyone, but would like to know if 95 households were required to vote. She said that if we went to referendum we would vote to lose, keep or change the Rules. The "loosest" outcome would be to make sure the land around the boat, caravan etc was maintained. LM stated that she was more concerned about the bins in front of residences than boats, caravans etc, however the change from Annexure A to Annexure B did not carry the bins across so probably can't enforce. LM then asked how many emails have been received by residents about breaches. We have not kept count.
- b) LM noted a complaint about the September and October Minutes and the fact that a lot of what she had said had not been minuted. This was pointed out in an email from her dated 29th November and is as follows:
- c) September Minutes – regarding Annexure B policy January 2013, LM quoted the document and that under 5.8 option of IHOA is 1. Do nothing. If the plaintiff wants to proceed they need to engage a Lawyer of their choosing and the IHOA has no further part to play in the matter.
- d) October Minutes – LM raised a concern that when the IHOA puts something in the Newsletter the representatives should have input on how the issue is presented to Iluka residents to prevent any bias.
- e) SD suggested that the invoice from the Lawyer should be queried, and asked whether we should write to him using a quote from his Letter of Engagement regarding advising us before any changes to costs.

8) General Business

- a) Optus – SP has not heard back from Optus and is considering writing to the Telecommunications Ombudsman.
- b) Facebook – MC tried to get an Association Account but cannot get the password for the old Facebook page. GH suggested creating a person not a page. MC used the Committee email to register but activation is not being received back. Further efforts will be made towards Facebook page activation or IHOA official capacity on the community Facebook page. GH then suggested creating a new email account and use that to start up a new Facebook page. MC to action to get it up and running.

Meeting closed at 8.51pm.

Next meeting will be held at 7.00pm on Tuesday 4th February, 2020.