

Iluka Homeowners' Association Inc.
Minutes of Meeting held on
5 May 2026
at Joondalup Sports Association, ILUKA.
6.30pm

Item No.	Summary Notes of Discussion	Agreed Actions
1.0	MEETING OPENED	
	The Chairperson SP, opened meeting at 6.35 pm.	
1.1	A Quorum was declared.	
1.2	The Chairperson welcomed visitors and committee members.	
1.3	Apologies – see above	
1.4	Minutes of the April meeting approved by TM, seconded GH. Agreed by all.	
2.0	MATTERS ARISING from the last meeting. • GH presented the electronic Asset Register which he has created. GH will create another tab in which subscriptions and their details will be housed. • As an addition to this register, TM and SS to check the storage unit, making note of any items over the value of \$500, to be added to the register.	GH TM, SS
3.	SOCIAL EVENTS SUB-COMMITTEE: (BGd, SS) Nil to report.	
4.0	CORRESPONDENCE March (SUB-COMMITTEE: SP) • Website updates completed. • Website hosting invoice. • 5 emails regarding Westpac EFTPOS Air application • LGIS Insurance Policy renewal confirmation • 4 emails regarding SAR • 12 emails related to membership forms, settlement, and sales advice. • Thankyou from the Mayor for attending the annual Ratepayer and Residents Associations breakfast • Westpac advising eStatements available	

5.0	MONTHLY COMMITTEE FINANCIAL REPORT (KR)	
5.1	30 April 2026 <u>CURRENT ACCOUNT</u> – Opening Balance (from previous report) \$ 2 981.45 Income – 2 membership payments \$ 220.00 Deposit – Easter event donations \$ 433.95 <u>Subtotal Income</u> \$ 653.95 Expenditure - Webhosting (monthly) \$ 27.45 National Storage (monthly) \$ 115.00 Transfer to Debit Card Account \$ 433.95 JLT Public Liability annual insurance policy renewal \$ 565.27 <u>Subtotal Expenses</u> \$ 1 141.67 <i>Closing Balance at month end</i> \$ 2 493.73 <u>DEBIT CARD ACCOUNT</u> - Opening Balance (from previous report) \$ 984.22 Income – Transfers from Current Account \$ 433.95 Expenditure – Belong mobile broadband iPad (monthly) - Make a Wish Foundation Donation - Easter event \$ 433.95 <i>Closing Balance at month end</i> \$ 984.22 <u>CASH RESERVE</u> – Opening Balance (from previous report) \$ 18 498.71 Income - Interest \$ 3.80 Transfers - Expenditure – - Transfers – - <i>Closing balance at month end</i> \$ 18 502.51 <u>TERM DEPOSIT</u> – Opening Balance (from previous report) \$ 15 000.00 Income - Interest (maturity 16 Jan 2027) \$ 15 000.00 <i>Closing balance at month end</i>	
6.0	SAR/MAINTENANCE/ CAPITAL WORKS (SUB-COMMITTEE: (GH, IC, DT, SP)	

SAR Contractual

- Annual Service Review 2026-27 was signed by the Chairman at a meeting held on 12 February 2026.
- A copy of the counter signed document by CoJ CEO was received on 1 May 2026.

Financial

- 2025-26 SAR Budget is **\$426 627 (Now reported as \$427 145)**
 - Financial Status YTD as at 30 April 2026
 - **Total Expenditure \$406 356**
 - **Balance \$20 789**
- Current Budget Line items for most categories bear no resemblance to the 2025-26 approved budget. (Only Garden Bed Maintenance and Chemical Weeding are correct). Response from CoJ below:
- *Turf Mowing – the budget figure of \$162,009 includes mowing, clippings, turf analysis and turf renovation, however turf renovation should be its own line item.*
- *Mulching – the budget figure of \$42,597 is the result of \$23,714 of mulching work being costed to Landscape Upgrades instead of Mulching. This has been journalled and will be reflected in the April figures that we send out in a couple of weeks' time.*
- *Landscape Upgrades – the budget figure of \$127,903 includes the \$23,714 of mulching mentioned above, which will be transferred back next month via the journalling process.*
- CoJ advise that these errors will be corrected prior to the issuing of the April Financial Report.

Deliverables

Turf Mowing (including clipping removal) – Service schedule is ongoing (autumn program)

Landscaping Maintenance – Service schedule is ongoing.

Mulching Works – Scheduled works in June 2026 for Sir James McCusker Park, Streetscapes Burns Beach Road section B three roundabouts, Section C medians, Iluka/Burns Beach Road O'mara Blvd to Silver Sands Drive and Entry Statement Shenton Avenue

Fertilising (Turf) – Schedule is ongoing sixth and final application due in May 2026

Turf Renovations - Turf renovations are scheduled for May at the following parks:

- Sir James McCusker Park
- Discovery Park
- Atma Park
- Blackpool
- Pattaya Parks.

SAR Landscape Upgrades – Remaining upgrades 2025–2026, scheduled in June 2026

- Sir James McCusker Park
- Entry Statement Corner of Marmion and Shenton Avenues

Weeding Chemical - Scheduled Greensteam first application for April

Performance Management

- Inspection held on 30 March 2026
- Inspection Reports received and approved on 30 April.

7.0	GENERAL BUSINESS AGM: Notice to members <u>Date: Wednesday 15 July 2026</u> Room booked at <u>Joondalup Sports Association</u>. Nibbles and Drinks from 6.30pm, for a <u>7.00pm</u> start. All information will be uploaded onto the website by GH. TM to email a draft copy of the invitation to all committee members asap. Previous invitation will be amended to also include nominations to the committee on the night of the AGM. Comments or suggestion for any changes are to be <u>emailed to the Chairperson SP within two weeks</u>. Printing to be done prior to the next meeting on 2 June. SP to liaise with ME, who will be responsible for final copy and printing. - GH to contact City of Joondalup re presentation on the SAR. SP to invite Ward Councilors, providing them with an opportunity to speak. - Gift to be organised for the previous Chairperson BG, who has also been a long-standing committee member over many years. RC moved a motion that a gift of up to \$200 in value be chosen. All agreed. IC and RC responsible for gift. - Discussion around creating a Social Planner position on the committee. It was suggested that this person would co-ordinate sub-groups of community volunteers to run future community events.	GH TM SP ME GH SP IC, RC
8.0	ROUND THE TABLE SUBMISSIONS (not to exceed 2 minutes).	
	- JP reported that he has previously written to AGEM Property Group Management and heard nothing back, regarding resident concerns about pedestrian safety when crossing the ILUKA Plaza driveway that leads onto Burns Beach Road. It was suggested by SP that JP contact his two Ward Councilors for advice and support in this area. - JP reported that Councilor Bettina Gould has been very supportive of local resident concerns regarding the bin storage area and proposed extension into the carpark of Bar Ole. JP to attend the next council meeting.	JP
9.0	MEETING CLOSED	
	Meeting closed: 8.15 pm The next meeting is scheduled for <i>Tuesday 2 June</i>	