



STRATA COMMUNITY AUSTRALIA (WA) Inc.

MINUTES

**OF THE 2015/2016 ANNUAL GENERAL
MEETING OF MEMBERS**

27 October 2016

2016 AGM SPONSORS



In accordance with 13 (3) of the SCA (WA) Constitution, the Council is to convene an Annual General Meeting in every calendar year within four months after the end of the Financial Year.

The Annual General Meeting took place in Conference Room 1, at the REIWA Learning Centre, Level 1, 215 Hay Street, Subiaco East at 4.30pm on 27th October 2016.

1. PRELIMINARY MATTERS

1.1 Welcome and Appointment of Chairperson

Due to the absence of the President, it was noted that the Vice President SCA (WA), Marietta Metzger, will chair the meeting and she welcomed all those in attendance being all existing and new members present at the meeting, life members Bev Grigo, Sheryal Griggs, Ian Laird and the AGM sponsors Perrott Painting, Antenna Masters, CHU, Body Corporate Brokers, Programmed Property Services, Longitude Insurance and Lannock Strata Finance. The chairperson also welcomed the current Council members in attendance being Janine Chapman, Scott Bellerby, Ryan Murphy, Phill Geary, Leonie Milonas and Emma Watton.

1.2 Lodgement of proxy forms

The Chairperson called for any proxies not being handed in and it was noted that all proxies have been received at the time of commencement of the meeting.

1.3 RECORD OF ATTENDANCE & APOLOGIES

1.4 Members Present

Life Members: Sheryal Griggs, Bev Grigo, Ian Laird

Management Business Members:

Bellcourt Strata Management, Exclusive Strata Management, magixstrata, Personal Strata Services, Pro-Active Strata Management, Richardson Strata Management, Stratacam, Strata Asset Services, Smithwick Strata Services, Solutions for Strata, Southern Strata Services, Strata Alliance, Strata CBD, Units West

Management Members:

Joan Bellerby, Scott Bellerby, Maree Breen, Janine Chapman, Dyani Cobbold, Jamie Daniel, James Donnelly, Paul Keet, Jake Kneebone, Zoe Maxwell, Marietta Metzger, Ryan Murphy, Heather Peet, Brian Rulyancich, Henry Vurens van Es, John Williams

Business Members:

Antenna Masters, Ascend Strata Support, Body Corporate Brokers, CHU Underwriters,

GV Lawyers, Green Gurus, Longitude Insurance, Park Legal Solutions, Programmed Property Services, Schindler Lifts, Smartsuit, Strata Community Insurance, Strata Title Consult.

Personal Members:

Leonie Milonas, Neil Lingwood, Phil Monaco, John Park, Nick Swallow, Jon Greenwood, Emma Watton, Scott Cole, Phill Geary, Leon Pascarl, Leanne Wahlert, Glenn Fairey, Shane White, Chiara Pacifici, Alex Knight, Mike Deveson, Julian Bullock

Owner Member: Ida Smithwick

SCA (WA) Staff in attendance:

Caitlin Roberts, Administrative Assistant

1.5 Invited Guests

Nil

1.6 Apologies

Life Member: Nil

Management Members: Andrew Chambers, Tracey Hough, Ev Belingheri, Hazel Korsgaard, Eleanor Logiudice, Ross Ballard, Doug Harwood

Business Members: Rachel Cosentino, Mark Atkinson, Phill Geary, Peter Munday, Alistair Millar

Personal Members: Michelle Martion

Proxies

First Name	Surname	Organisation	Proxy
		magixstrata	Marietta Metzger
		Prestige Strata Management	Janine Chapman
		Strata Alliance	Janine Chapman
Gavin	Antonovich	Platinum Strata Management	Chairperson
Mark	Atkinson	Atkinson Legal	Chairperson
Ross	Ballard	The Strata Centre	Chairperson
Julia	Barratt-Hill	Richardson Strata Management	Ryan Murphy
Evelyn	Belingheri	Perth Management Services	Chairperson
Matt	Bird	Dominion Real Estate	Chairperson
Katie	Bock	Busselton Strata Managers	Chairperson
Alan	Bowra	Amvest Strata Management	Chairperson
Elizabeth	Brook	Richardson Strata Management	Ryan Murphy
Luke	Brown	Exclusive Strata Management	Jake Kneebone
Natalie	Bryce	WA Strata Management	Chairperson
Courtney	Butters-Kerr	Bellcourt Strata Management	Scott Bellerby
Joe	Carbone	Richardson Strata Management	Ryan Murphy
Diane	Carecos	Strata Asset Services	Paul Keet
Andrew	Chambers	Chambers Franklyn Strata Management	Scott Bellerby
Laura	Chapman	Strata Alliance	Janine Chapman
Eve	Cook	Exclusive Strata Management	Jake Kneebone
Savannah	Corlett	Richardson Strata Management	Ryan Murphy
Alastair	Cornish	Strata Matters	Henry Vurens van Es

Pat	Cowen	Strata Administration Services	Warren Kiddle
Chris	Dale	Chambers Franklyn Strata Management	Scott Bellerby
Charmaine	Dennis	Exclusive Strata Management	Jake Kneebone
Marcus	Easthope	Culshaw Miller Lawyers	Chairperson
Clare	Edwards	WA Strata Management	Chairperson
Vicki	Fagence	First Class Strata Services	Ian Laird
Diane	Fountain	Chambers Franklyn Strata Management	Scott Bellerby
Marion	Geldhart	CHU Underwriters	Leanne Wahlert
Dee	Gow	Gow Property	Chairperson
Kara	Grant	Blackburne	Chairperson
Shannon	Halton	Bellcourt Strata Management	Scott Bellerby
Rebecca	Hamann	Exclusive Strata Management	Jake Kneebone
Doug	Harwood	Acton Strata	Chairperson
Yvonne	Harwood	Acton Strata	Chairperson
Johanna	Hazelaar	Bellcourt Strata Management	Scott Bellerby
Zoe	Hollins	Pro-Active Strata Management	James Donnelly
Jamie	Horner	Empire Estate Agent	Chairperson
Naomi	Hudson	WA Strata Management	Chairperson
Ravindran	Karuppan	Exclusive Strata Management	Jake Kneebone
Warren	Kiddle	Strata Administration Services	Dyani Cobbold
Hazel	Korsgaard	Property Gallery	Chairperson
Kelsie	Langdon	Pro-Active Strata Management	James Donnelly
Darren	Leslie	i.fresh strata management	Chairperson
Hayley	Luff	Strata CBD	Dyani Cobbold
Stacey	Marks	Pro-Active Strata Management	James Donnelly
Sharon	Martin	Bellcourt Strata Management	Scott Bellerby
Caron	McBride	Pro-Active Strata Management	James Donnelly
Mark	McCasker	WA Strata Professionals	Chairperson
Pat	McMahon	Chambers Franklyn Strata Management	Scott Bellerby
Pam	McManis	Strata Asset Services	Paul Keet
Marc	Metzger	magixstrata	Marietta Metzger
Michael	Mitchell	Bellcourt Strata Management	Scott Bellerby
Debbie	Morley	Bellcourt Strata Management	Scott Bellerby
Peter	Munday	Strata Central Consulting & Training	Leonie Milonas
Kyra	Murphy	Richardson Strata Management	Ryan Murphy
Collette	Neasmith	Armadale Strata Management	Chairperson
Theresa	Nolan	Exclusive Strata Management	Jake Kneebone
Brianna	Noske	Prestige Strata Management	Janine Chapman
David	Nurse	Exclusive Strata Management	Jake Kneebone
Carmen	Nelson	Richardson Strata Management	Ryan Murphy
Chris	Pember	Tunnel Vision (WA) Pty Ltd	Chairperson
Belinda	Pfister	Exclusive Strata Management	Jake Kneebone
Natalie	Pollock	Blackburne	Chairperson
Elizabeth	Pudwell	Strata Alliance	Janine Chapman

Gemma	Richardson	Richardson Strata Management Services	Ryan Murphy
Karen	Richardson	Richardson Strata Management Services	Ryan Murphy
Santa	Roberts	Chambers Franklyn Strata Management	Scott Bellerby
Elizabeth	Rock	Exclusive Strata Management	Jake Kneebone
Ingolf	Rutterman	Chambers Franklyn Strata Management	Scott Bellerby
Jo	Sangster	WA Strata Management	Chairperson
Susan	Shaw	Ross Scarfone Real Estate	Chairperson
Katie	Simpson	Blackburne	Chairperson
Jeff	Smith	Exclusive Strata Management	Jake Kneebone
Daniel	Stephenson	Strata Administration Services	Warren Kiddle
Yvonne	Surma	Richardson Strata Management	Ryan Murphy
Sofia	Swenson	Blackburne	Chairperson
Simone	Thomson	Pro-Active Strata Management	James Donnelly
Ellen	Toczyłowski	Bellcourt Strata Management	Scott Bellerby
Suzanne	Tracey	Exclusive Strata Management	Jake Kneebone
Wendy	Trevisiol	Southern Strata Services	Chairperson
Maduka	Ukandu	Exclusive Strata Management	Jake Kneebone
Kim	Van Elden	Bellcourt Strata Management	Scott Bellerby
Kristy	Ward	Prestige Strata Management	Janine Chapman
Ashlee	Whitewell	WA Strata Management	Chairperson
Marianne	Williamson	PRD Nationwide Broome	Chairperson
Emma	Williamson	i.fresh strata management	Chairperson
Marilyn	Wilson	Bellcourt Strata Management	Scott Bellerby

1.7 Call for Nominations for the election to the Council

The chairperson called for any nominations received for the position on Council of SCA (WA) and it was noted that all nominations have been handed in at the commencement of the meeting.

1.8 Declaration of quorum present

The chairperson announced that there have been 89 proxies received and 35 voting members are present in person; therefore, in total 124 members are present in person or by proxy; the Chairperson declared the meeting open at 4.45pm.

Confirmation that voting slips had been handed out in accordance with number of votes allocated to those in attendance in the event a poll is called.

2. MINUTES OF PREVIOUS GENERAL MEETINGS

2.1 Confirmation of Minutes of Annual General Meeting held 2015

Motion: That the previously circulated minutes of the 27th Annual General Meeting held on 29th October, 2015 be confirmed as a true and correct record of those proceedings.

Moved: Paul Keet

Seconded: Dyani Cobbold

Carried

2.2 Matters arising from the meeting held 29th October 2015

Ian Laird commented on the proposed membership change presentation at the 2015 AGM and if this had progressed. Phill Geary (a member of the SIG Membership Committee) advised that no further action had been taken until the outcome of decisions on the categories through SCA National had been confirmed.

There were no further matters arising.

3. CONSIDERATION OF THE 2015-2016 ANNUAL REPORT

President's, Treasurer's and committee reports were circulated with the notice of the meeting.

Ian Laird asked if there was a plan to advertise the brand SCA (WA) - the chairperson noted that there was a proposed advertising budget in the financials.

Ian Laird asked if the National Code of Conduct had been adopted at a Council meeting - the chairperson advised that it had been. Ian Laird asked if the Council had overlooked the requirement for the constitution to be changed to adopt this Code - the matter will be referred to the Council.

Ian Laird requested that the Code of Conduct be on the website.

Ian Laird asked if Regional presentations had been completed - Leonie Milonas advised that they were planned but were not completed.

Ian Laird asked if members can attend just the awards night cocktail party - The chairperson confirmed that there was no provision for members to only attend the Awards Night - however as it appears that this has not been considered, the matter will be referred back to the Symposium Committee.

There were no further questions regarding the Annual Reports.

Committee Convenors were invited to speak about their committee reports.

The chairperson thanked all Committee members, Convenors and volunteers for their work.

Motion: That the Annual Report for 2015/2016, comprising of President Report, Treasurers Report and Committee reports be received.

Moved: Ida Smithwick

Seconded: Scott Bellerby

Carried

4. FINANCIAL STATEMENTS & AUDIT REPORT

Ian Laird commented that the Council had not managed the financial affairs this year and expenditure had exceeded the budget. He further noted that no assumption notes were presented with the financials. Ryan Murphy explained that expenses were inflated due to a

pre-payment made for the 2016 Symposium – should have been reflected as Prepayments and shown as an Asset.

Ian Laird noted a typing error in the Current Liabilities – should read Superannuation as well as the financials from last year bear the number 2005 instead of 2015 on the balance sheet.

It was requested that financial statements showing Actual vs Budget should be provided.

Motion: That the Annual Audited Financial Statement and Audit Report for the year ended 30/06/2016 be accepted as presented.

Moved: Ida Smithwick

Seconded: Ryan Murphy

Carried

5. NOMINATION & ELECTION OF COUNCILLORS

The chairperson on behalf of the Council of SCA (WA) expressed a vote of thanks to all Council members for their contribution and co-operation throughout the financial year 2015/2016.

A further vote of thanks was expressed to thank the retiring Council members Janine Chapman and Phill Geary for their outstanding contribution, interest in the Association and input throughout the last three years.

The chairperson advised that nominations were called for **two vacancies** on the SCA (WA) Council as per 16 (2) of the constitution with retiring Councillors being Phill Geary and Janine Chapman by rotation.

As per SCA (WA) Inc. Constitution Rule 16(1)

- a) The constitution of the Council shall consist of:
 - six Elected Councillors;
 - up to two Appointed Councillors; and
 - the Past President
- b) At least three of the Councillors holding office at any one time must be Management Members
- c) At least one of the Councillors holding office at any one time must be a personal member

Two Councillors retire by rotation (Janine Chapman and Phill Geary); The four continuing elected Councillors are Rachel Cosentino, Marietta Metzger, Ryan Murphy and Scott Bellerby. Other members of the Council are Immediate Past President (Andrew Chambers) and Appointed Councillors (Leonie Milonas and Emma Watton).

There are two vacancies for the Council as follows.

One (1) Management Member

One (1) from any Membership category who is entitled to vote

The following **five members** have nominated for the **two vacant** positions on the SCA (WA) Council being Personal Member Chiara Pacifici and Management Members Paul Keet, Dyani Cobbold, Brian Rulyancich and Janine Chapman.

The chairperson declared that a ballot vote will need to be conducted - Leonie Milonas, Heather Peet and Zoe Maxwell did assist with the counting of the ballots.

Upon counting of the votes, the chairperson declared the following members being duly nominated and elected are:

Management Members: Paul Keet and Janine Chapman

The chairperson congratulated and thanked those new elected Councillors.

The chairperson thanked all nominees and the outgoing Councillor Phill Geary for his contribution to the Council for the past 3 years.

6. SPECIAL BUSINESS

6.1 PROPOSED BUDGET 2016/2017

Motion: That the proposed Budget for 2016/2017 as provided with the notice of the meeting be adopted as the Association's Budget for the financial year ending 30 June 2017.

Moved: James Donnelly

Seconded: Scott Bellerby

Discussion on the proposed budget took place. Ian Laird requested assumption notes be included with future proposed budgets and that a plan be provided on what the \$400,000 of surplus funds will be used for and he was against increasing surplus funds. Jake Kneebone requested that the proposed budget include Actuals from the previous year and previous year's Budget.

1. Amendment to the motion - Office Costs

Motion: That the proposed budget for office costs be increased from \$10,000 to \$17,000 for the cost of software purchases.

Moved: Ryan Murphy

Seconded: Ida Smithwick

The amendment 1 was then put to a vote and the chairperson declared the amendment to have been **carried**.

2. Amendment to the motion - Education Budget

Motion: That \$69,500 be added to the education budget and the funds be used to reimburse course costs to the first 100 members having successfully completed the A100 Introduction Course in 2016/2017

Moved: Ian Laird

Seconded: Zoe Maxwell

Amendment to the amendment 2:

Motion: That \$69,500 be added to the budget under a separate line item "A100" for expenses relating to the A100 Introduction Course.

Moved: Ida Smithwick

Seconded: Ryan Murphy

The amendment to the amendment 2 was put to a vote and the chairperson declared the amendment to have been **carried**. The amendment 2 was lost.

3. Amendment to the motion - Membership Subscription

Ian Laird moved a motion that membership subscriptions for this year to be \$1.00 – the amendment was withdrawn.

4. Amendment to the motion - Travel Expenses

Motion: That the SCA delegate to the Board be approved to travel business class to attend National board meetings and increase the travel expenses by \$5,000 to \$12,000.

Moved: Ian Laird

Seconded: Jake Kneebone

Amendment to the amendment 4:

Motion: That all committee and board members be afforded to travel business class to attend National meetings and to increase the travel expenses by a further \$25,000 to total \$37,000.

Moved: Henry Van Es

Seconded: Ida Smithwick

The amendment to the amendment 4 was put to a vote and the chairperson declared the amendment to have **failed**.

The amendment 4 was then put to a vote and the chairperson declared the amendment to have **failed**.

Substantive Motion – Proposed Budget 2016/2017

Motion: That the new proposed budget for 2016/2017 be adopted as the Association's Budget for the financial year ending 30/09/2017 with a total expenditure budget of \$557,400.00 showing an increase by \$7,000.00 to a total of \$17,000.00 under Office Costs and a separate line item "A100" of \$69,500.

The chairperson put the substantive motion to a vote and declared the motion to have been **carried**.

7. GENERAL BUSINESS

7.1 SCA Unification

The chairperson noted that a timeframe has been established to further consult and work with Principals at the planned Principals Retreat in February 2017 and then member forums be called in March/April 2017 before an EGM is being called to vote on that matter; two Think Tank sessions have been conducted with SCA (WA) Council and invited, interested members. A summary of queries and clarifications sought has been now forwarded to the National Board. It was noted that other States have similar queries as WA.

Ian Laird commented that the whole process had been mishandled by Council as it was agreed that a summary of notes will be forwarded to those present at the two Think Tank sessions for comment. This was not done. Ian Laird noted that he opposed the model of unification.

Leonie Milonas as proxy for Peter Munday read out a summary in relation to the Think Tank.

Phil Monaco suggested that a committee should be set up with terms of reference in relation to the SCA Unification; it was noted that there is already a Transition Committee with representatives from all States and that Rachel Cosentino and Andrew Chambers are currently on this committee.

7.2 Membership Fees & Categories – The chairperson noted that the membership categories are not changing as such, at this time, and which are similar to those nationwide anyway; the fee structure for the membership categories has been aligned with National so that it works with the National database and website.

7.3 Reports from the National Board

Financial report – Council have been requested that SCA National submit a financial report on performance to all its members.

8. CLOSURE

The Chairperson thanked all members for attending the AGM. There being no further business, the Chairperson declared the meeting closed at 6.30pm.