

Iluka Home Owners Association Inc.

Minutes of Annual General Meeting (abridged) Satterley Land Sales Office, 71 Delgado Parade, Iluka Wednesday 16 September 2009

Attendance & Apologies : As per the attendance sheets : 25 residents, 0 apologies.

Opening :

Chairman opened the meeting at 7.35pm.

Confirmation of Previous Minutes :

Copies of the previous AGM minutes held on 24 September 2008 were available to all present. The chairman called for a motion that the minutes of the previous AGM be accepted as a true record of the meeting. Moved, seconded and motion carried.

Chairman's Report :

Chairman began by thanking Satterleys for their ongoing support and for the venue. The report can be summarized as follows :

Landscape maintenance is a problem at present. The City of Joondalup (CoJ) has taken back control of maintenance from the IHOA and the tender was won by a new contractor. Some progress has been made in establishing communications with the relevant CoJ staff. Fortunately an Iluka resident has volunteered to take on this liaison role to hold CoJ and the contractor to account to improve the landscaping standards.

The CoJ new budget has provision for improved lighting in the foreshore park, reticulation upgrades, a picnic shelter in Discovery Park and beach shelter refurbishments. There are no immediate plans to construct toilets in Sir James McCusker Park but this is on the council's long term agenda. There is the possibility of a Community Centre being constructed in Currabmine to the north of the cinema complex but this will not proceed this financial year.

The committee have done covenant inspections and letters have been sent to those in breach of the covenants. This is an onerous time consuming task. The approach has been to rely on residents doing the right thing and to stick to the undertaking they made when they purchased their property. Unfortunately there are always a few who will go against the vast majority of the community. The covenants were incorporated into the rules of the IHOA at a SGM in 2007 and they now no longer expire. Legal action can be taken against those in breach of the covenants. The approach going forward will rely on residents reporting breaches to the committee before action is taken. This will involve the whole community in upholding the covenants.

Iluka has less crime than than other suburbs but there is still crime such as a spate of 5 car fires and a spate of burglaries in April/May. A meeting was held with the police and affected residents. The police have conducted operations in Iluka. They have a clear message for residents to be more careful and aware as 11 of the 17 burglaries were through open doors. Keep garage doors closed at all times to discourage crime in the suburb. Thanks go to one of our residents who has volunteered to be a member on the CoJ Community Safety and a Crime Advisory Committee. Thanks also to another

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resident who removes graffiti each morning in the suburb and in the underpasses under Marmion Ave.

Treasurer's Report :

The treasurer's report was presented by the treasurer. The financial statements for the year ended 30 June 2009 were tabled. The auditor's report expressed the opinion that the financial report fairly presents the financial position of the Iluka Home Owners Assoc.

Developer's Report :

The Developer's Report was read out by the Chairman on behalf of Paul Easthope from Satterleys who was away on holiday. The main points are as follows:

- 33 lots will be released to the north of Tulum Approach.
- 14 lots will be released on an extension of Romano Cres.
- A drainage sump will be constructed on Burns Beach Rd.
- Burns Beach Rd will be extended to Fernando Parkway, starting later this month.
- The existing display village is nearing the end of its life. Two sites have been selected for premium display villages : 9 on Romano Cres and 5 on Pattaya Gdns. These will set the standard for the remainder of the Iluka development and will showcase the potential for boutique cottage block sites.
- Park construction at Venus Entrance will start in October.
- Landscaping of the drainage area Antalya/Burns Beach Rd will start this year and will take 6 months.
- Satterleys will continue to maintain the turf and garden beds in Sir James McCusker Park. CoJ maintains the playground and bush areas.
- Satterleys will continue to provide an additional security service in the suburb.

Maintenance Report :

Maintenance Liaison representative presented the report with the main points as follows:

- This year has been a challenge with the new contractor and CoJ taking back control of the maintenance, after 8 years under IHOA control.
- Things have deteriorated with no feedback from CoJ on what has been done and what paid for. Finally there is some progress and we expect action otherwise we will have to take things further to get value for money. Harbour Rise have similar problems so we could combine forces with them.
- There is an email link on the Iluka website for maintenance complaints and residents are encouraged to use it.

General Business :

The following questions and comments were raised :

- Clarification of permission needed for a wider drive-way.
- Plans for future parks ? –Satterleys has details.
- Are there still plans for a commercial centre ? – yes.
- Future of the ponds and fountains in Sir James McCusker Park when Satterleys no longer pay for these ? – This will be a problem as this is crown land, controlled by CoJ and not IHOA. CoJ have budget restrictions on how much they can spend on a park.
- The security guard at the park is employed by Satterleys. The rangers are responsible for the park – report any incidents to them or City Watch on 1300 655 860.

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- All incidents in Iluka should be reported to City Watch. Do not rely on someone else to do the reporting. The response depends on the number of reports. Fridge magnets with the City Watch number were included with the rates notices.

Election of Incoming Committee

Chairman called for volunteers to join the committee. The IHOA is at risk of ceasing to exist due to lack of support. Current members have served for many years and new ideas are needed.

In terms of the rules of the Association all members stood down. A minimum of 8 members are required and the new committee will determine the Chair, Vice Chair, Secretary and Treasurer. The outgoing committee were thanked for their contribution.

Nominations for committee :

Existing Members

Simon Dragicevich
Ann Jones
Ian McLennan
Jeff Williams
Linda Bye
Paul Bree

New Members

Karl May
David Marshall
Sue Willis
Peter Corbett
Sue Croft
Mervyn Rea
Ray Collins
Brenda McLennan

14 nominations received and all were elected to the committee and thanked for volunteering their time and energy.

Committee meetings are held on the second Tuesday of each month at the Satterly's Sales Office, 71 Delgado Parade, Iluka at 7h30 pm. All residents are welcome to attend any of these meetings. Minutes of these meetings are posted on the IHOA website www.iluka.org.au

The meeting closed at 8.30pm.

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