

**Iluka Homeowners' Association Inc.**  
**Minutes of Annual General Meeting**  
held at 7.00 pm on  
**20 July 2022**  
at  
**Joondalup Sports Association, ILUKA.**

**Chairperson: Brian Gray**

**Meeting Attendees:** as per Attendance Register, being 33 members and invitees.

<b>Item No.</b>	<b>Summary Notes of Discussion</b>
<b>1.0</b>	<b>Meeting Opened</b>
	The Chairperson, BG, welcomed guest speakers, residents and committee members, opening the meeting at 7.00pm.
1.1	Quorum declared
1.2	Minutes of the previous AGM: Minutes of the AGM held in July 2021 were ratified by committee members on 9 August 2021. Minutes are available for all to access on the ILUKA Homeowners' Association Website.
<b>2.0</b>	<b>Chairperson Report: Brian Gray</b> <p>It is important that I start by thanking all those who have served the Association during the past year. In particular, the members of the Committee (most are here tonight) who have volunteered their time and effort to attend meetings, to respond to issues and correspondence, to carry out site inspections, to arrange and hold events, to work closely with the City in running the SAR and to manage the Association's finances. A special thank you also goes out to (Sybe) the editor / publisher of our newsletter who keeps delivering. And to a former Committee member, who not only created our current website, but continues to administer it and manage its document library, thank you. Finally, a special thank you our volunteers who distribute the newsletters and notices. And for those who have full time jobs, to be doing so outside normal working hours and on weekends.</p> <p>On the subject of expressing one's appreciation, a special thank you goes out to James Hamp and Nicholas Jury (point to them) and their team from the City who manage Iluka's SAR. Notwithstanding the fact that every property owner in Iluka pays the SAR levy it is fair to say that it is through their unwavering commitment that the parks, verges and median strips within the SAR present so well. James and Nick will make their annual presentation on the SAR to this meeting after the presentation from Development WA.</p> <p>And where would we be without a suitable venue to conduct our monthly meetings and AGM? In this regard I would like to thank Joondalup Sports Association for making available a meeting room monthly, and this hall tonight, at no cost to the Association. Thank you.</p> <p>Covid continues to unsettle our daily lives and disrupt planned events almost three years after its emergence. As you may recall the Committee cancelled our Easter Egg Hunt this year due to rapidly changing health and safety directives and our limited ability to respond to these changes at short notice. For several reasons, our Halloween event has been 'put on ice' for the near future. This event has grown over the years, attracting visitors from as far afield as Fremantle and estimates are up to 800 in attendance. Ordinarily, this would be most welcomed, but the event is intended to serve residents of Iluka and elements of anti-social behaviour have emerged and the Association can no longer manage the event in a safe and responsible manner. So, for now, the event is being replaced with a 'social' event which offers all the popular attractions of the Halloween event and more.</p>

While the Easter Egg Hunt was cancelled this year last year's Halloween event raised \$950 through gold coin donations, all of which was presented to the Make a Wish Foundation.

As you may be aware, the objectives of the Association include, but are not limited to:

- Providing for and ensuring a high standard of maintenance of Iluka Estate (essentially the SAR. The current annual SAR budget is \$408 000.
- Ensuring that any income received by the Association is applied solely towards the promotion of the objectives of the Association (eg. holding events, publishing newsletters and sustaining a functional Committee).
- Engendering a sense of community spirit amongst homeowners in Iluka.

During the past 12 months work has continued, unabated, on maintaining and upgrading landscape areas and new tree planting throughout Iluka (I will let our City representatives James and Nick elaborate on this shortly). You will have noticed the installation of three new Iluka entry signs on Shenton and Marmion, Marmion and Burns Beach Road and Burns Beach Road and Shenton Avenue. These now complement the existing entry signs on Marmion Avenue at the intersections of Ocean Gate Parade and Miami Beach Promenade. Residents may also have noticed the ongoing remedial program that seeks to reinstate damaged and missing bollards where our footpaths intersect with roads. The Association in collaboration with the City have sourced these bollards from within the Estate where there is an excess supply.

Although the Association cannot claim any credit for the street lighting upgrades, the Association recognises the significant improvement that the upgrades have brought to Iluka in terms of better lighting and security for residents.

The Committee continues to participate in the City's 5-year Capital Works Program by putting forward its annual 'wish list' relating to specific capital projects. The Committee is mindful of the fact that there are 22 suburbs across the City, each pursuing its own projects and that, relatively speaking, Iluka is already well resourced in most respects. This year the Committee proposed several projects (some repeats), including shade sail coverings for the play equipment in Blackpool Park and the renewal of the play space in Naturaliste Park. We have since learned that the replacement of the play space in Naturaliste Park has been approved by the City with a budget of just under \$90 000 for the period July 2022 to June 2024. In addition, the City, in response to a petition, has approved the installation of universal access toilets within Sir James McCusker Park, as a multi-year project, with a budget of just under \$190 000 to June 2025.

If the current Committee can speak on behalf of the incoming committee, it is fair to say that it would like to see the following happen over the next 12 months, bearing in mind that its obligations to the Association must be met, irrespective:

- More direct involvement in the SAR program, given that we lost our sub-committee lead member earlier this year to other post-retirement pursuits. We are, however, fortunate to have him serve as our website administrator and document librarian.
- The launch of our new social event, which replaces the Halloween event in early November. A special thank you goes out to our Social Events Sub-committee for driving the Association's annual social events, as and when circumstances permit.
- Completion (or near completion) of our special landscaping project within Sir James McCusker Park, which we can refer to as a 'place of reflection'. The design, costing and procurement process is nearing completion and the Committee hopes to include more information in the next newsletter.
- Establish closer collaboration with the three other committees that operate SARs, being Burns Beach, Harbour Rise and Woodvale Waters.
- To promote and maintain a high quality of streetscape, which is important to Iluka and the City of Joondalup. In this regard the Committee expects to work closer with the City and residents aggrieved by the storage of recreational and commercial vehicles on verges, which ultimately impacts on amenity and streetscape for Iluka as a whole.
- To investigate transitioning to a paperless newsletter, recognising that this will present challenges and the Committee does not want to alienate any of its members in the process.
- Initiate steps with the City to have sections of damaged pathways replaced (eg. along Shenton Avenue between Naturaliste Boulevard and Burns Beach Road).

**Closing remarks:**

- Maintaining the 'excellence' of Iluka
- Encourage residents to watch out for each other and report damage, problems, neglect, etc.
- Maintain a healthy working relationship with the City.
- Join the Committee, which cannot serve the residents if it is understaffed.
- Please make use of the website for news.

As of this meeting the current Committee is stood down and nominations called for the 2022/23 committee positions at the end of the meeting. Residents are invited to join the committee so that the work of the committee can continue and benefit from new ideas, interests and areas of expertise.

As a concluding remark please remember that the Committee cannot identify each and every item in need of attention and deal with everything that is happening across our wonderful suburb. In this regard, if you see any infrastructure that has been damaged or is in need of repair, or if anything in the public realm is in need of attention, please report it to the City via its online reporting facility.

Thank you for your support.

This concludes the chair's report.

2.1 **Financial Report: (LB)****Financial Year Ended 30 June 2022**

<b>Income</b>	<b>30/06/2022</b>	<b>30/06/2021</b>
Settlements 121 @ \$110 each (for 2021)	13,310.00	15,510.00
Gold coin donations from events	897.20	1,073.00
Contribution to running costs (Satterleys)	Not applicable	3,000.00
Sale of IHA items no longer required by committee	150.00	
Interest received	7.71	10.86
<b>TOTAL</b>	<b>14,364.91</b>	<b>19,593.86</b>
<b>Main Expenditure Items</b>		
Annual General Meeting & miscellaneous costs	10.50	137.99
Donation to 'Make A Wish Foundation' from Events (gold coins)	950.00	1,071.00
City of Joondalup	0.00	115.10
Legal fees re Association's Constitution	0.00	2,073.40
Newsletters (including printing/folding)	1,503.96	1,450.00
Australia Post (PO Box hire and postage costs)	248.40	260.40
National Storage Hire	560.34	
Printing and other expenses incurred by committee members	34.40	117.00
Total cost for Easter function (Not held during COVID)	0.00	1,191.50
Total cost for Halloween function (includes Cuddly Animals, Gymbus costs & insurance premium etc)	4,101.09	3,861.43
Deposits made toward Community Event to be held in November 2022	1,143.27	
Web costs	289.73	302.48
Refund of incorrect IHA membership payment	110.00	110.00
<b>TOTAL</b>	<b>8,951.69</b>	<b>10,690.30</b>
<b>PROFIT/LOSS</b>	<b>5,413.22</b>	<b>8,903.56</b>
<b>Opening Balances 01/07/2021</b>		
Working Account	5,495.33	6,700.02
Cash Reserve Account	34,851.41	24,843.16

	<b>Total Funds</b>	<b>40,446.74</b>	<b>31,543.18</b>
	<b>Closing Balance 30/06/2022</b>		
	Working Account	6,000.84	5,595.33
	Cash Reserve Account	39,859.12	34,851.41
	<b>Total Funds</b>	<b>45,859.96</b>	<b>40,446.74</b>
<b>3.0</b>	<b>Presentation by Development WA - Ocean Reef Marina Development (Update)</b> <i>Bas Visram (Development Manager) &amp; Carl Williams (Senior Development Manager)</i>  <i>Details of the presentation are available to the public on the Development WA website at <a href="https://developmentwa.com.au">https://developmentwa.com.au</a></i>		
<b>4.0</b>	<b>Presentation by the City of Joondalup:</b> <i>James Hamp (Team Leader Projects) &amp; Nic Jury (Technical Officer Projects Officer)</i>  <i>Powerpoint presentation available on Iluka Homeowner Association website.</i>		
<b>5.0</b>	<b>Committee Update:</b> Current Chairperson (BG) declared all positions open and called for nominations.		
<b>5.1</b>	<b>Elected Committee:</b> <b>Chairperson:</b> Brian Gray (BG) <b>Vice Chairperson 1:</b> Tamara McGougan (TMc) <b>Vice Chairperson 2:</b> Position vacant <b>Treasurer:</b> Leanne Bruce (LB) <b>Minute Taker:</b> Tamara McGougan (TMc) <b>General Committee Members:</b> Michael Kortas (MK) Susan Sim (SS) Brad Harvey (BH) Bettina Gould (BG) Tony Morley (TM) Valerie Young (VY)  Sybe Jongeling moved that nominated committee members be accepted. Seconded by Carol Burton.  <b>A call was made for extra nominations from the floor, and it was noted that there are remaining vacancies on the committee.</b>  <i>Other committee members may be elected and sub-committees formed at the next committee meeting to be held on <u>Tuesday 2<sup>nd</sup> August.</u></i>		
<b>6.0</b>	<b>Meeting closed: 8.30pm</b>		