

## **WANDI PROGRESS ASSOCIATION (Inc)**

### **MINUTES OF THE MEETING HELD ON WEDNESDAY 20 APRIL 2016 AT 7.30PM AT THE WANDI COMMUNITY CENTRE, 302 DE HAER ROAD, WANDI**

#### **1. ATTENDANCE**

Wayne Tentori (President)  
Rod Cocks (Vice President)  
Les Whiddett (Vice President)  
Amanda Marshall (Treasurer)  
Janet Carr (Secretary)  
Chris Barnes  
Debbie Cocks  
Debbie Tentori

**Visitor:** Rick Wolters, City of Kwinana (9439 0269 rick.wolters@kwinana.wa.gov.au)

**2. APOLOGIES** Catherine Garlick, Kinta Whaley, Ken Workman

#### **3. CONTRIBUTIONS OF RESIDENTS/GUESTS**

The President opened the meeting at 7.35pm and invited **Rick Wolters** to introduce himself and advise us of his role at CoK. He is mainly involved in supporting sporting clubs in the area but in this instance he was here to discuss the lease. He indicated that, as he had only been in his current role for three days, he had not had the opportunity to review the lease himself. He advised that leases are being revised for sporting clubs who use CoK facilities as they become renewable and he spoke about the use of the Wandi oval and of the public open space near the proposed primary school.

The committee indicated that we had previously been operating under a ten year Management Agreement which expired in 2015. Whilst we knew a "lease" was being considered, the first indication was in the form of an invoice for \$330.00 received 12/04/16 for "administration fee for lease renewal". When RC contacted Barbara Powell, she emailed a copy of the lease which he then forwarded to committee members. Not everyone had had the chance to read all 42 pages. Many issues were raised by members including:

This is a commercial lease and we are volunteers, not a paid management group. As an incorporated body, all money raised goes back into the community centre. It appears the WPA would now be responsible costs related to electricity, installation of meters, land tax, rates, water and sewerage charges etc however no actual charges have been indicated.

We would have to levy much higher charges to cover the additional costs which would likely mean that smaller groups would close.

Required to increase in public liability insurance from \$10 million to \$20 million  
Many more clauses were felt to be contentious.

Rick indicated that the process was that the lease was sent to the WPA for comments. He was asked about other community centres and it appears that Wandi is the only one run by a management group made up of volunteers.

The committee members were extremely angry and insulted at the attitude shown by CoK in drawing up a lease without any input whatsoever from the WPA. The lease lacks definition and specifics and there are just too many grey areas. Committee members do not have the

time to devote to checking the document and the WPA is not in a position to employ a lawyer to advise us on this matter.

The committee noted that everything had worked well with the Management Agreements previously and asked Rick to advise the Council that, as we are a group of hard-working community volunteers, we are not prepared even to discuss a commercial lease for managing the community centre. The secretary was asked to write to CoK and advise that we will not pay their invoice as we are disputing the lease.

Prior to Rick leaving the meeting at 8.50pm, committee members took opportunity to highlight various shortcomings in relation to the building of the new Pavilion. Rick spoke about the CoK wanting to have a better connection with Wandi and are keen to use sport to “bridge the gap” to build a stronger community.

#### **4. CONFIRMATION OF PREVIOUS MINUTES**

*L WHIDDETT moved that the minutes of the meeting held on 16 March 2016 be accepted. Seconded by R COCKS. PASSED.*

#### **5. BUSINESS ARISING Nil**

#### **6. CORRESPONDENCE IN/OUT**

As per correspondence schedule +  
Invitation from CoK for 3 people to represent the WPA at a social function for community groups and councillors on May 5, 6pm-8pm. WT/DT to attend and to respond.

#### **7. REPORTS**

##### **7.1 President**

As per his article in the Warbler. WT again thanked everybody for their hardwork and support at the Pavilion opening and Neighbour Day. JC was asked to write a letter of appreciation to Damien & Louise Woodcock who manned the kitchen.

##### **7.2 Treasurer**

The treasurer’s report had been circulated prior to the meeting.  
Revenue this month \$1320 + \$20 membership fees.

Accounts presented for payment:

|  |          |
|--|----------|
| Cleaning & maintenance (R & D Cocks)         | \$919.58 |
| Veg. sausages (J Carr) - Neighbour Day       | \$41.88  |
| Bouncy castle etc Neighbour Day              | \$630.00 |
| The Chuckabillies Neighbour Day (paid cash)  | \$500.00 |
| Mr Whippy – Neighbour Day (adjusted invoice) | \$200.00 |
| Awaiting coffee van invoice. (\$500)         |          |
| LW to advise cost of drinks etc              |          |

*L WHIDDETT MOVED that the Treasurer’s report be accepted and the invoices be paid. Seconded by C BARNES. PASSED.*

##### **7.3 Facilities**

DC gave details on future bookings. It was agreed that the hall could be used by the Anketell/Wandi Ladies to hold a Biggest Morning Tea on Tuesday morning 17 May, 2016 with all funds raised going to the Cancer Council.

#### **7.4 Projects**

Rubbish which had been stowed near The Shed had been collected as part of the Council's recent junk collection.

RC spoke about the air cooling system in the woodworking and recreation area and Council's plans to make some alterations which hopefully will improve the current situation.

Paint cans and tiles have been moved from the storeroom to the plumbing duct in the Pavilion.

Plastic tables (12) are in the cleaner's storeroom.

Carvers have painted the walls in the Resource Centre and clear sealed the doors. Need a busy bee to fix the ceiling in Smithy's Gym Shed and the floor in the Resource Centre.

Need to put a bin post, chain and padlock and 2 bins outside Pavilion. RC to weld chain to post.

Someone is required to clean the Pavilion and Resource Centre on Fridays. Takes one hour (payment of \$25). Contact RC if interested.

Two truck loads of mulch, delivered some time ago, need to be spread in the area between The Shed and Resource Centre – need the use of some equipment.

#### **7.4.1 Playground equipment**

The emails between Ann Nicholas and RC were discussed. RC has obtained a quote (\$4000) to have the equipment professionally installed. Would still need to pay for a bobcat, blocks and sand – costs unknown.

Under the proposed lease, we would be liable if we install it, therefore have decided to not progress further until the lease is sorted out. Put on agenda as a separate item.

#### **7.5 Proposed Early Learning Centre (KWh)**

As KWh not at meeting, this was not discussed.

#### **7.6 Social – Biggest Morning Tea (JC)** Everyone invited to attend.

#### **7.7 Landcare (CG)**

CG's comments re weeding working bee noted – to be arranged in May/June. Treeplanting dates noted.

#### **7.8 Website (RC)** Needs more updating.

#### **7.9 Associations Incorporation Act (WT)** To be discussed at May meeting.

#### **7.10 Wandi Management Group (WT)** No meeting held.

### **8. WANDI WARBLER**

Latest issue distributed electronically earlier this week. Janet printed and delivered copies to three residents who do not have email addresses.

## **9. GENERAL BUSINESS**

### **9.1 Neighbour Day**

Overall members were pleased with the opening of the Pavilion and Neighbour Day event. Mr Whippy didn't arrive until 5pm (booked 3pm-5pm) and the disputed invoice had been dealt with by DT.

Committee members were very critical of the fact that the flyers were never delivered in Wandi or Anketell. It was noted that the committee had offered to hand deliver the flyers printed by CoK themselves at both the February and March meeting with Meagan but this was rejected. It was felt that the numbers present at the Neighbour Day would have been

much higher if the flyers had been distributed. The secretary was asked to write to Council for an explanation as to why this did not happen..

Warbler article to be used as President's report to Council on the Neighbour Day.

WT to send photos to Meagan.

Acquittal for money spent on Neighbour Day still to be prepared by AM.

## **9.2 Clean Up Day 1st May 2016**

WT had printed some flyers and everyone was asked to help with delivery.

Everything has been organised by DT and she will confirm with Roger Cook's office regarding the coffee van. A map of the area has been prepared.

JC will be the co-ordinator on the day.

## **10 NEXT MEETING – Wednesday 18 May 2016 at 7.30pm.**

The meeting closed at 10.05pm.

### **ACTION:**

- |     |     |  |
|-----|-----|--|
| 3.  | JC  | Prepare a letter to CoK re lease and invoice         |
| 7.1 | JC  | Prepare letter of thanks to Damian & Louise Woodcock |
|     | AM  | Pay accounts   |
| 7.4 | RC  | Arrange a busy bee                                   |
|     | RC  | Prepare bin post                                     |
|     | All | Advise RC if able to do some cleaning on Fridays     |
|     | All | Move mulch   |
| 7.7 | CG  | Arrange weeding busy bee                             |
| 9.1 | JC  | Prepare letter to CoK re failure to deliver flyers   |
|     | WT  | Report & photos to Meagan                            |
|     | AM  | Acquittal for Neighbour Day funds                    |
| 9.2 | All | Help at Clean Up Day                                 |