

**WANDI PROGRESS ASSOCIATION (Inc)**

**MINUTES OF THE MEETING HELD ON WEDNESDAY 15<sup>th</sup> JANUARY AT 7.00PM AT  
WANDI COMMUNITY CENTRE, WANDI**

**1. ATTENDANCE**

Ken Workman (President), Les Whiddett (Vice President), Rod Cocks (Vice President), Amanda Marshall (Treasurer) Mark Wells (Secretary), Gary White, Debbie Cocks, Chris Barnes

**Guests:** Nil

**2. APOLOGIES:** Debbie Tentori, Wayne Tentori

**3. CONTRIBUTIONS OF RESIDENTS/GUESTS:** Nil

**4: CONFIRMATION OF MINUTES:**

Ken Workman MOVED that the minutes of the meeting held on 18<sup>th</sup> December 2019 be accepted. Seconded by Amanda Marshall, PASSED.

**5. BUSINESS ARISING:**

Nil

**6. CORRESPONDENCE IN/OUT** - As per agenda

Correspondence In:

1. Jenny Marslen (COK) Notification of event to make pouches for injured wildlife 11 January
2. Simone Avard (COK) Amended COK version of draft lease.

Correspondence Out:

Nil

**7. REPORTS**

**7.1 President:**

1. Ken thanked Les and Marilyn Whiddett for hosting Christmas function.

**7.2 Treasurer:**

Treasurer's report was circulated prior to the meeting.

Bank balance as at 15/1/2020 was \$84576.37

Income received was \$1170

Payments presented for approval:

M&F Cleaning \$302.50 (cleaning)

P Squared \$797.50 (supply of consumables over 2 months)

Significant outgoing for the month was payment of \$1210 to Sherwood Flooring for the sanding of the Pavillion flooring. The Payment was charged against the building maintenance fund in the accounts.

**The Treasurer's report was moved as true and correct by Les Whiddett and seconded by Gary White -PASSED**

### **7.3 Facilities:**

1. Debbie Cocks provided a summary of the current bookings. There have been a few cancellations due to the recent heat wave, and the fact the hall is not airconditioned.
2. There has been a downturn in bookings due to the Christmas break.
3. Debbie contacted two users who have not yet indicated they will return in 2020, to ask them to return keys. Robotics group have responded and are in the process of handing key back. No response yet from home schooling group.

### **7.4 Projects:**

Rod Cocks advised the following:

1. Furniture in the Pavillion has been returned after the competition of the sanding.
2. Airconditioning in Resource Centre has been repaired. A spare part was also purchased and will be held for "next time".
3. On the way in tonight noticed a potential termite problem on the verandah of the Resource Centre. Will follow up and advise COK if there is a problem.

### **7.5 Communication Officer (Mark Wells) including Website/Facebook:**

Mark Wells advised the following:

1. Mark gave a briefing on the latest Facebook and website postings.

### **7.6 Social:**

1. February refreshments: Debbie Tentori to arrange refreshments/supper. If Debbie is still unwell, Ken Workman will arrange refreshments and supper.

### **7.7 Landcare:**

1. Gary White and Les Whiddett met with Angela Jacobs and Jenny Marslen (COK) on 13 January regarding Greening Application. Funding is from State Government and applications are made through the COK. Up to \$20000 per project is available. The grant expires June 2021. The area discussed was clean up around the BBQ area next to Resource Centre. Possible projects discussed included tidy up the bush, mulch up dead wood by a contractor and leave mulch on the ground, purchase native vegetation and pay contractor for watering new trees and weed control. Les and Gary to work out costings and complete paperwork when it arrives from the COK>

### **7.8 Outstanding Lease Agreement:**

Moved to General Business for discussion.

## **8. WANDI WARBLER:**

Debbie via email gave an update on Neighbour Day. ND will be held between 3 to 6 pm on Sunday 29 March. Application to COK has been submitted. The usual attractions, Petting Zoo, Band, Ice Cream man, Pony rides have been booked as well as Louise and Damien to assist in the kitchen. Mandogalup VFB will also appear.

Action Item: Mark Wells to contact regular hirers of the Wandi Resource Centre to ask them whether they wish to have a presence at the ND to publicise their groups.

## 9. GENERAL BUSINESS

### Lease Agreement

1. Simone Avaré has sent the latest version from the COK. The document was reviewed prior to the WPA meeting. Several items were identified as being unsatisfactory to the WPA as they have the potential to affect the way the WPA operates now and in the future. Three main issues were identified.
  1. Costings. The WPA are uncertain on how we can pay the required extra cost to be borne by the WPA under the proposed lease. Currently the WPA holds in its accounts a reserve of \$20000 (\$5000 per building) for ongoing maintenance. A rough calculation was made on the extra costings by the WPA as exact costings are still not forthcoming from the COK.
  2. Tenants Responsibilities (WPA) being placed on the WPA regarding the hirers. If we were to proceed with the lease it is the WPA intention to ask the COK for a copy of their leasing agreement with other hirers to be used as a template for the hiring agreement.
  3. 48 hours in a month requirement. Uncertainty over how this will operate in practice. Is the 48 hours for a single hiring or is it cumulative over the month? The 48-hour requirement will be an issue for some hirers, for example the Caravanning clubs.
2. Proposed Clause 16.4.1 required the WPA to collect data on hirers. This has the potential to add to the workload of volunteers who are managing the facility on behalf of the COK. We are also unsure of the privacy issues involved with the data.
3. Annex 2 which splits up the repair and maintenance requirements between the COK and WPA is still to be negotiated.
4. The observation was made even if doubled the amount we charged hirers (which we can't because we are limited by the COK) we could not achieve the revenue to pay the extra costs required under the terms of the proposed lease. This does not even allow for putting aside funds for ongoing maintenance.
5. It was resolved that until the financial costing issue was resolved to the satisfaction of the WPA there was little point to continue negotiating on other matters.

Action Item: Ken Workman to inform the COK of the WPA position that we are unable to proceed with the lease unless the financial terms are resolved. If the COK can resolve this to our satisfaction, we then can consider other outstanding matters.

**10 NEXT MEETING: Wednesday 18<sup>th</sup> March 2020 7pm at the Wandí Community Centre.**

Meeting closed at 8.45 pm.