

WANDI PROGRESS ASSOCIATION (Inc)

MINUTES OF THE MEETING HELD ON WEDNESDAY 17th JULY 2019 AT 7.00PM AT

THE WANDI COMMUNITY CENTRE, 302 DE HAER ROAD, WANDI

This meeting was held in The Resource Centre meeting room

1. ATTENDANCE

Wayne Tentori (President), Les Whiddett (Vice President), Rod Cocks (Vice President), Amanda Marshall (Treasurer), Debbie Cocks, Debbie Tentori, Chris Barnes and Mark Wells

Guests: Barbara Powell COK, Jenny Marslen COK Place leader

2. APOLOGIES: Ken Workman (Secretary)

3. CONTRIBUTIONS OF RESIDENTS/GUESTS:

Outstanding lease agreement (item 7.8)

WT gave an outline of the present position of the WPA regarding the lease. WT advised we are not able to sign the current version of the lease. WT advised the WPA were unable to meet the financial obligations under the proposed lease, the proposed lease would place a toll on the volunteers regarding the maintenance obligations. There is still a lack of clarity to the financial obligations of the WPA

AM gave an outline of the WPA's understanding of the required financial obligations. Under the proposed lease the income would be capped by Council policy whilst the ongoing expenditure is unknown. Going forward expenditure required by the Council is expected to increase. Currently any profit from the WPA's activities is invested back in the facilities.

BP (COK) acknowledged the efforts of the WPA in managing the facilities. BP advised the COK needed to cover themselves legally against any negligence in the management of the facility. BP advised the COK wished to seek a compromise that would meet their requirements. The COK was currently looking at a different structured document with the possibility of financial assistance from the COK to meet the obligations of the document.

AM outlined the frustration caused by lack of agreement with COK. The WPA are currently unable to fund improvements without an agreement. AM suggested a way forward was the WPA pay a percentage of surplus to the COK to assist with the financial cost of the Wandi Hall in lieu of a list of charges in the agreement.

BP asked for a scope of what the WPA provides. An outline of the current users of the facilities was provided. DC gave a summary of the workload required to facilitate the hiring of the various halls. BP advised the other issue that needed to be discussed was the maintenance schedule and who is responsible for what. This would require further workshopping. BP advised the previous management agreement was not fit for purpose for 2019. The COK was concerned about legal liabilities and wished to clarify responsibilities. BP reiterated an external legal firm was responsible for drafting of the lease. The COK goal was for the facilities to continue to be available for the benefit of the local community. The COK maybe able to provide a grant to cover costs.

WT queried about the amount of paperwork required to apply for any such grant. It was noted that such a request could be turned down.

RC asked BP whether the COK was looking at the option of individual agreements with each user if the WPA decided to no longer to manage the facility. BP indicated that the COK would be most likely be against such an arrangement as it had the potential to be “community unfriendly” as it may lock other groups out of the facility. If the WPA handed back responsibility of management, the COK would have to consider their options.

RC asked BP to relay to COK for permission to put air conditioning in the Pavillion. Conditions in Summer months can be oppressive. A lack of agreement has prevented the WPA from providing the air conditioning and it is having an effect on hirers of the facility.

BP asked for the WPA to provide an indication whether the WPA wished to continue negotiations. BP also asked for a copy of the WPA financial reports for the last 3 years.

BP and JM left the meeting.

Discussion ensued about the WPAs position. It was decided to continue negotiations with the COK.

Action item. MW to write to BP and JM indicating the WPA is in a position to continue with negotiations. AM to provide the WPA financial position.

4: CONFIRMATION OF MINUTES:

Les Whiddett MOVED that the minutes of the meeting held on 15th May 2019 be accepted .
Seconded by Debbie Tentori . PASSED.

5. BUSINESS ARISING : Nil

6. CORRESPONDENCE IN/OUT - As per schedule distributed and emailed

Correspondence In:

7. REPORTS

7.1 President:

Nil

7.2 Treasurer:

Treasurer’s report was circulated prior to the meeting.

Bank balance as at report presented was \$72 764.43. Dust extraction has been all paid for with only a few small matters outstanding.

WT moved and RC seconded that the treasurer AM be reimbursed \$134 for ink and a ream of paper used for the preparation of financial reports. PASSED.

Income received was \$826.50

Payments presented for approval

Telstra phone bill \$65.41 (automatically paid)

R &D Cocks \$1725 (Cleaning and materials) note this is for 10 weeks due to absences. Extra cleans were required due to the installation of dust extractor.

Kelly Cleaning	\$275
Toilet Paper	\$79.25
Repair Pressure Pump	\$742.50
Debbie Tentori (Clean up Australia supplies)	\$11.60
K.Workman Tennis net repair	\$ 82.50
R&D Cocks Landcare food	\$98.97

Note unidentified income in the Treasurers report were identified as \$98.97 from COK as reimbursement for food bill for Landcare tree planting 30 June and \$561 from the woodturners for hall hire.

Motion : Chris Barnes MOVED that the payments be made. SECONDED by Mark Wells - PASSED

The Treasurer's report was moved as true and correct by Chris Barnes and seconded by Mark Wells -PASSED

7.3 Facilities

Debbie Cocks provided an update on bookings and issues as follows:

1. Hall bookings have been quiet due to the floor sealing.
2. Robotics club have cancelled their booking request due to lack of interest.

7.4 Projects:

Rod Cocks advised the following:

1. Hot water system in Resource Center is broken. Has been reported to the COK verbally and by email. RC recommends that a replacement instant storage unit should be installed. It would be more efficient and cheaper to run as we do not need continuous supply of hot water.
2. Dust Extraction complete. Fencing around the unit needs to be erected. Small busy bee required for the erection of the fence. RC to programme in the coming week. The woodturners have assisted in the production of the posts which provided a saving over the quote by Stratco.
3. There are funds left over from the grant for the Dust Extractor. We saved on amount of concrete needed and the fence. Lotterywest is OK with the WPA using the funds on items not in the original application but are related to the project. We will use the money on the provision of 2 Sulo bins (not in original quote) and a light for the extractor area.
4. We are GST registered, therefore the COK are required to pay GST on their grant. We are still negotiating with the COK for the GST.
5. All water tanks are full.

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

Mark Wells advised the following:

Nil

7.6 Social:

Action: August refreshments: Ken Workman to bring refreshments/supper

7.7 Landcare:

LW advised the following:

Tree planting held on 30 June. There was a poor turnout which was attributed to the poor weather on the day. 450 trees were planted which was a very good effort.

7.8 Outstanding Lease Agreement:

Discussed at the start of the meeting.

8. WANDI WARBLER:

Has commenced production. Awaiting articles from regular contributors.

9. GENERAL BUSINESS

1. Decided the 2019 AGM will be scheduled for Wednesday 16 October.

2. LW advised he had received a valuation for surplus power cable as scrap. The valuation 40 cents per metre for a total of \$160. The cable could be used for a secondary power cable. It is 70 meters of 6mm reinforced 3 phase cable. Committee members to canvas whether anyone has a requirement for the cable.

10 NEXT MEETING: Wednesday 21st August 2019 at 7pm

Meeting closed at 9.15 pm.