



PO Box 1195 South Melbourne VIC 3205
Phone: 03 9028 2774
ABN 58 986 783 321 Cert. of Inc. A0036364B
info@southbankresidents.com.au
www.southbankresidents.com.au

MINUTES OF 19th ANNUAL GENERAL MEETING

Wednesday 11th October 2017

Held at Assembly Hall, Boyd Community Hub

207 City Road, Southbank

1. Meeting Opened

President Tony Penna declared the meeting open at 6.08PM and welcomed those in attendance.

2. Guest Speaker

President Tony Penna introduced guest speaker Rebecca Marson (nee Hughes), Programs Coordinator to present How Can Southbank Fight The War on Waste? It was acknowledged her two colleagues (Gordon Harrison and Ken Meese) couldn't attend. The presentation covered the Green Money Program, high rise recycling program and a trial of two methods of food waste recycling.

3. In Attendance

33 total
22 paid members
8 non-members
3 guests

President also welcomed the Hon Martin Foley and advised those present that a quorum had been achieved.

4. Apologies

Erik Blumbergs, Mary Collins, Lord Mayor Robert Doyle, Sue Duras, Cr Rohan Leppert, Cr Kevin Louey, David Lumsden, Andrew Mosley, Elisabet Natan, Gabrielle Palmer, Brian Read, Cr Nicholas Reece, Steve Rodgers-Wilson, On Fong Siew, Michael Smolders, Councillor Tessa Sullivan, Mel Sutherland, Jenny Tatchell, Deputy Lord Mayor Arron Wood.

No proxies were received.



5. Confirmation of Previous Minutes

Motion: *to confirm the minutes of the previous annual general meeting held on Monday 17 October 2016 to be a true and accurate record.*

Moved by: Tony Penna Seconded by: Peter Duras and carried unanimously.

6. President's Report

President Tony Penna delivered his President's Report and thanked committee members for their contributions throughout the year (see Appendix A).

Motion: *to accept the President's Report.*

Moved by: Tony Penna Seconded by: Peter Duras and carried unanimously.

7. Treasurer's Report

Treasurer Sam Rae delivered the Statement of Income and Expenditure and Balance Sheet for the year ending 30 June 2017 (see Appendix B), and made herself available for questions.

Motion: *to confirm the financial statements of the Association for the preceding financial year submitted by the Treasurer in accordance with Part 7 of the Associations Incorporation Reform Act 2012.*

Moved by: Sam Rae Seconded by: Angelo Indovino and carried unanimously.

8. Resolution to Accept New Memberships

Motion: *to accept the individual membership applications for Jevon Fulbrook, Thomas Hampel, Marcus de Rijk, Richard Drew, Neil Bechervaise, Mel Gray, Amy Barrientos-Indovino and approve their request for membership.*

Moved by: Tracey Allen Seconded by: Arji Fry and carried unanimously.

Motion: *to accept the friend membership application for Lincoln Peh and approve their request for membership.*

Moved by: Tracey Allen Seconded by: Lyn Carrodus and carried unanimously.

9. SRA Model Rules

The President and Secretary gave a brief overview of the reason for the changes to the Rules.

Motion: *Special Resolution to amend the existing Model Rules as per Section 77 Alteration of Rules, which states that these Rules may only be altered by special resolution of a general meeting of the Association.*



Moved by: Tony Penna Seconded by: Neil Bechervaise and carried unanimously.

Motion: *Special Resolution to introduce new membership categories as follows:*

Full membership types of:

- *Lifetime members; and*
- *Owners Corporations*

Moved by: Tony Penna Seconded by: Lyn Carrodus and carried unanimously.

Motion: *Special Resolution to introduce new associate member categories including:*

- *Businesses, organisations and incorporated or unincorporated associations; and*
- *Friends*

Moved by: Tony Penna Seconded by: Neil Bechervaise and carried unanimously.

Motion: *Special Resolution to limit the number of SRA committee members to a maximum of 12, as per Action Item from 2016 AGM Minutes.*

Moved by: Tony Penna Seconded by: Peter Duras and carried unanimously.

10. Membership Fees

Motion: *Special resolution to change the fees as per Section 12 of the Rules as follows:*

Individual member	\$10	Unchanged
Associate member / Friend	\$5	New
Associate member / Businesses, organisations and incorporated or unincorporated associations	\$20	New

Buildings up to 100 lots	\$100	New
Buildings 101 – 350 lots	\$350	Unchanged
Buildings 351 – 699 lots	\$550	Unchanged
Buildings 700+ lots	\$750	New

Moved by: Tony Penna Seconded by: Angelo Indovino and carried unanimously.



11. Lifetime Membership

The outgoing President presented a Lifetime membership to Joe Bagnara. Joe then took the opportunity to address the audience and provide an overview of his time as President.

12. Election of Committee

The following members nominated to join the committee in writing prior to the AGM:

Tony Penna
Artemis Pattichi
Michael Buckingham
Dan O'Keeffe
Sam Rae
Jevon Fulbrook
Thomas Hampel
Julian Louey
John Szatkowski

Motion: to confirm the election of the following SRA members to the SRA Committee in the capacity of ordinary committee members who shall serve until the next annual general meeting in 2018.

Moved by: Tony Penna Seconded by: Lyn Carrodus and carried unanimously.

13. Election of Office Bearers

Motion: Special Resolution that the ballot for the appointment of office holders be held at the first general meeting following the AGM to be held in November 2017 and the newly appointed executive positions be announced via member newsletter following the appointments.

Moved by: Tony Penna Seconded by: Lyn Carrodus and carried unanimously.

14. SRA 20 Year Anniversary

The SRA 20 Year Anniversary was discussed during the President's Report and those present noted the proposed date of 14 April 2018.

15. General Business

The Hon Martin Foley was invited to address those present and took questions from the audience. He also thanked the committee and Tony Penna in particular, offering services from his office in future.



Peter Duras thanked those standing down and the significant program taken on by the SRA committee.

Tony Penna mentioned that the new committee may take steps to hold the AGM earlier in the year, in order to bring it closer to the EOFY.

16. Meeting Closed

The meeting was closed at 8.20PM and those present were invited to stay for drinks and nibbles.



President's Annual Report 2017/18

We started the year well, after a sudden surge of interest at the AGM saw us receive a record breaking number of nominations (12) to join the committee. Unfortunately, this number dwindled a little after a few months to 9 and we unfortunately lost the highly valued CPA skills of our Treasurer when he resigned after the new financial year. We continued forward with a committee of 8 although there were a few leave of absences for several months owing to personal circumstances.

Despite these challenges, our committee continued to meet monthly - with a few additional extra-ordinary meetings - to stay abreast of our agenda with regard to issues impacting Southbank. Our meetings often ran longer than we'd like but consistent pressing issues that needed our attention, and projects the committee wanted SRA to take part in meant no alternative.

With this positive attitude in the face of the loss of several committee members, the committee made many significant contributions to the betterment of the Southbank landscape as you'll soon see.

Submissions

It was another busy year with many submissions and questions put to Council or the Planning Minister/department regarding various aspects of planning within Southbank. It was the discussion of the issues and how to tackle them which consumed much of our meetings.

Nearly all submissions were accompanied by a verbal submission at the respective meeting, usually Future Melbourne Committee meetings. A total of 15 submissions were made for the year and two panel hearings which required our participation. The eagle-eyed among you will realise this was almost half as many submissions as last year but the same as the year prior. The tempo certainly dropped from a submission perspective, however the two parliamentary panel hearings consumed a great deal of time and effort from the committee to prepare the submission and then present to the respective panels.

We are proud to list our submissions for FY 2016/17 below:

- FMC Submission - 2017-2018 Draft Plan and Budget
- FMC Submission - Ministerial Referral 135-139 Sturt Street Southbank
- FMC Submission - Melbourne Planning Scheme Amendments C276 and C280 – Southbank and Fishermans Bend
- FMC Submission - Notice of Motion, Cr Leppert, Crown Development

- FMC Submission - Ministerial Referral 158-164 City Road, Southbank
- FMC Submission - 87-105 Queens Bridge Street Southbank
- FMC Submission - Ministerial Referral 268-270, 272 and 274 City Road
- FMC Submission - Ministerial Referral 71 to 87 City Road, Southbank
- Parliamentary Panel Submission - Owners Corporations Amendment (Short-Stay Accommodation) Bill 2016
- FMC Submission - Transforming Southbank Boulevard - Ideas Plan
- CAV Submission Consumer Property Acts Review - Options for reform of the OC Act 2016
- DELWP Submission - Better Apartments - Draft Design Standards Discussion Paper
- Objection to Planning Minister - 71 to 87 City Road, Southbank
- Objection - Sale of Land - Boyd Park
- DELWP Submission - SOCN C270 Panel Submission Final - 10 Consulting
- Parliamentary Panel – Short-Stay Accommodation Bill Panel Hearing
- DELWP – C270 Built Form Review Panel Hearing

Affiliations

SRA is a member of and/or active supporter of a number of community organisations which often require participation at regular meetings. Attendance is often quarterly but sometimes ad-hoc meetings can make it more frequent. I'm proud to say it is rare these meetings have ever been missed by SRA. This year it was a relief for two other committee members to step up and attend some of these meetings with me or in my stead and I'd like to thank Dan and Lynne for that. These meetings are an important link to SRA for reciprocal support. Such organisations include:

- a. CoRBA (Coalition of Resident and Business Associations)
- b. IMPA (Inner Melbourne Planning Association)
- c. Fishermens Bend Network
- d. Melbourne Mens Shed
- e. YRBA (Yarra River Business Association)
- f. Southbank Safety and Security Committee

Events

We held a number of events this year, all of which were successful and consequently built on our membership. We collaborated with Boyd Community Hub to hold another community trivia night and local businesses continued to show their support by supplying a number of generous prizes.

We finally launched the highly anticipated 'New to Southbank' information evening which our previous committee worked tirelessly to develop. This too was well received by the community and has contributed to our membership growth. We held this first event in February and proposed to hold another at the end of August. We have decided to hold this event twice a year in future; in February and August.

Engagement

I met with Martin Foley MP, our local member for State Parliament, several times throughout the year and he was able to provide valuable insight on some of our local issues. I also met with relevant Councilors to discuss issues relevant to Southbank residents. Cr's Watts, Leppert and Oke continue to be supportive of SRA's goals and objectives.

Media

On several occasions throughout the year SRA was asked by the media for comment on certain issues. Most notably was the 1 Queensbridge Tower development and the OC Act Review which was covered by *The Age* and *Herald Sun*.

Southbank Local News remains our biggest supporter with extensive coverage of Southbank issues and quotes from SRA included in almost every edition. I have continued to complete the SRA column each month with a slight change this year to an editorial style discussing issues as opposed to an overview of the work of the SRA. I would like to extend a thank you to Sean Car, editor from *Southbank Local News*, for his efforts keeping the community abreast of local issues and encourage all our members to continue to support and read the paper.

Southbank Owners Corporation Network (SOCN)

The Southbank Owners Corporation Network is still going strong, having been established as a means for OC Chairs to collaborate on issues affecting their building and to exchange ideas between their OC's. Many buildings join SRA purely for the right to be a participant in these meetings as well as receive notification when a development which may affect their building comes before FMC. These meetings are held bi-monthly and a wealth of information is exchanged. This year we continued to have some great speakers, including Lifesaving Victoria and Airbnb Community Liaison.

Last year I mentioned we were aiming to expand our membership to 20 buildings by the end of November 2016 and at 30 June 2017 we had 23 building members. Considering there are 52 apartment buildings in Southbank, we are now on the verge of hitting the 50% critical mass tipping-point which is exciting. During the year we outgrew our meeting space in Boyd and were offered access to the conference room in Freshwater Place. Thank you to Peter Renner, OC Chair Freshwater Place, for allowing our group access to this space. It is anticipated that if we continue to grow, it won't be too much longer until we outgrow that space too, which is a good problem to have.

SOCN continues to allow SRA to value-add to its building membership fee and it was great to see SOCN make their own submission to the Minister's Better Apartments Draft Design Standards discussion paper.

Social Media

Our presence on social media continues to grow with a 15% increase in the number of our Facebook followers this year. Our activity on Facebook enabled us to communicate with the community and with a diverse group of people who are interested in Southbank and who might not be a member of SRA. Our posts generated much discussion and debate and also

helped us to reach residents who were interested in joining SRA and wanted more information on becoming a committee member. We also ran several Facebook campaigns and it was positive to see our followers engaging.

Membership

Our individual membership base has held steady. As in past years, new members are replacing those that choose not to renew for various reasons. We know that some aren't renewing because they no longer reside in Southbank but we're always trying to find ways to retain our memberships. The Trivia Night, and New to Southbank information events were particularly successful and resulted in the majority of new memberships this year.

Projects

The website we launched at last year's AGM has served us well. So well in fact that we are beginning to outgrow it (through lack of functionality) and it will probably need a revamp in the not too distant future. We have continued to upload all our submissions onto the site and it is a treasure trove of information for those wanting to see our work.

The committee spent several months reviewing the constitution and making amendments where necessary. As a result, we have put forward a proposal to update our Rules and plan to introduce several new membership types which will address a long held deficit and enable us to formalise relationships into memberships in the future.

We anticipate the special resolutions will be passed at the AGM and the new Rules will enable us to establish and grow new membership areas, including the recognition of lifetime memberships.

Financials

Financially the organisation is healthy and we have continued to keep costs low. Unfortunately we didn't receive a CoM community grant in the year because of an oversight by me. I was seconded away for a month where my email access was limited and unfortunately the email advising to apply for the grant was missed. I have taken full responsibility for this oversight and deeply regret that we missed the funding opportunity. The community grant for residents associations in the past has been \$3,000 but this year it was reduced to \$1,500 which is some comfort. We understand the \$1,500 grant will become automatic in 2018, no longer requiring the detailed application process.

The committee continued to be prudent with SRA funds during the year, knowing first hand just how expensive a specialised consultant can be when we paid for the C270 consultant. Ideally, I envisage that over the next year or two, SRA will be able to lock \$20,000 away in a term deposit to hold in reserve for any such circumstances where we may need to engage the services of a specialised consultant again.

Without knowing what the final cost of the Anniversary and the creation of our loyalty program/membership app will be, we may be able to achieve this goal sooner rather than later. I am anticipating revenues of between \$12,000 and \$15,000 for the next year (this current FY). As buildings continue to join SRA we will continue to see significant growth in our annual revenues.

But we need to continue to invest these funds wisely to ensure positive and productive outcomes for SRA and the wider community.

Future

In April 2018 we will be celebrating our 20th Anniversary and I anticipate there will be significant costs in recognising this milestone. How the anniversary will be celebrated is still a work in progress, but we certainly would like to make it memorable and relevant to the community. Of course it would be great to see all our members there.

Last year I mentioned we were in the infancy of a new project we are calling a loyalty program. Unfortunately we were unable to make any progress on this during the past year, but I am hoping the new committee will be able to pick this project up again after the Anniversary.

I'm sure you'll agree we've had a busy and productive year although we couldn't have achieved what we did without our dedicated committee of volunteers. I want to acknowledge their efforts and I hope they're just as proud of the work we have achieved as I am. To those members standing down this year, I'd like to extend a special thank you. My tireless Secretary for the last 2 years Tracey Allen. I can't thank her enough and I am sure the committee would agree with me wholeheartedly that Tracey's commitment and organisation has in no small way got us through the daunting workload. Tracey, you have kept me in check, organised and on the ball. I certainly couldn't have pulled my President responsibilities off without you, thank you! Sam Rae is standing down after serving 2 terms on the committee and I'm particularly grateful to her for taking on the mantle of Treasurer for the last 3 months. Lynne Lumsden has been a wonder behind the scenes, overhauling our filing system and working on a SRA history ahead of our 20 year Anniversary next year. Lynne will continue this great work behind the scenes for which we're very grateful.

To those renewing and new committee members joining us, I look forward to working with you to achieve great things for Southbank.

Regards,



Tony Penna
President
SRA 2016/17



PO Box 1195 South Melbourne VIC 3205
Phone: 03 9028 2774
ABN 58 986 783 321 Cert. of Inc. A0036364B
info@southbankresidents.com.au
www.southbankresidents.org.au

Balance Sheet As At 30 June 2017

	Jun-17	Jun-16
Current Assets		
Cash on Hand	0.00	0.00
Cash in Bank	17,362.43	13,418.69
Cash in PayPal	0.00	0.00
Total Current Assets	17,362.43	13,418.69
Non-Current Assets		
Office Furniture & Equipment (at Cost 2009)	3,645.00	3,645.00
Less Accumulated Depreciation	(3,645.00)	(2,953.00)
	0.00	692.00
Total Non-Current Assets	0.00	692.00
Net Assets	17,362.43	14,110.69
Members Funds		
Members Funds at Beginning of Year	14,110.69	11,281.37
Add: Surplus / (Deficit)	3,251.74	2,829.32
Total Members Funds	17,362.43	14,110.69
Bank Reconciliation:		
Cash in Bank (as per Balance Sheet)	17,362.43	
<i>Add Unpresented Cheques:</i>		
Bank Balance (as per Bank Statement)	17,362.43	

Income and Expenditure Statement For the Year Ended 30 June 2017

	Jun-17	Jun-16
Income		
Grant - City of Melbourne	0.00	3,000.00
Individual Memberships	1,060.00	260.00
Building Memberships	11,950.00	3,636.00
Donations	170.00	120.00
Bank Interest	7.36	6.11
Other Income	201.00	0.00
Total Income	13,388.36	7,022.11
Expenses		
Annual Fees and Charges	241.80	81.60
Attendances, Memberships & Subscriptions	220.00	1,355.50
Communications and IT	195.76	1,105.00
Depreciation	692.00	77.00
Finance Charges	4.19	25.60
Insurance	2,333.02	0.00
Marketing and Promotions	2,997.36	633.88
Office Supplies	92.39	185.06
Printing	322.61	729.15
Professional Fees	2,750.00	0.00
Room & Other Hire Fees	220.26	0.00
Transport and Other Expenses	67.23	0.00
Total Expenses	10,136.62	4,192.79
Surplus / (Deficit)	3,251.74	2,829.32