

Woomelang Retirement Units

Annual General Meeting

7th March 2024,

Multipurpose Centre

Meeting opened 7pm

Welcome

Joe welcomed everyone and thanked them for attending.

Present

Gwenyth Barbary, Joe Collins, Sandra Mott, Sharon Gallagher, Gwen Michael, Karen Adcock, Brydie Kelly, Tony Caccaviello YSC, Belinda Penny YSC

Apologies

Rachael McClelland, Jason Collins, Grant Kelly, Rick Johnston, Darrell Boxall

Moved Gwenyth

Second Gwen

Motion Carried

Previous AGM minutes confirmed and received as tabled

Moved Brydie

Second Sharon

Motion Carried

President Annual Report

Woomelang Retirement Units Presidents Report

2023/2024

Well 2023 flew past extremely quickly and this year seems similar thus far.

Over the last 16 months, since the last AGM, we have had many things happening both slowly and quickly in the background.

Before I report on some more operational things, I would like to take the opportunity to thank

the tireless work of my fellow executives on this committee. Brydie, Secretary and Karen, Treasurer. Both thankless roles on any committee, but the two of you do these jobs so efficiently and effectively I certainly couldn't do what I do without you, so thank you.

Thanks also to Bruce for his continued maintenance and handyman skills, both the committee and residents appreciate all that you do.

As we enter the era of becoming/being a Yarriambiack Shire Asset committee and moving out of the old section 86 committees of local government model, there has been a lot of communication back and forth with the shire to make this transition as seamless as possible. Thanks to all who have contributed to this process.

We have taken the time to tighten and put some more formalities around our tenant application and selection process. Many thanks to those on the waiting list for following the new process and helping us streamline and build a more robust and practiced system. Many thanks to Brydie for her work creating these documents. We have around 12 on the waiting list and that is a real testament and reminder about the importance of this community asset.

In light of the two new units being built the age of the original units seems more prevalent, and I am sure we will need to look to do some upgrades in the future as funding presents itself.

The new units are coming along nicely, with terrific floor plans, I would like to take this opportunity to thank the building subcommittee who helped make many selection choices. Thanks to the shire and Fleetwood for their work in bringing the units to reality. We look forward to finishing them and having residents enjoy them in the near future.

I would like to formally acknowledge Gwentyth Barbary OAM, and congratulate her for receiving a Council on the Ageing (COTA) Victoria Senior Achiever Awards, for her contributions to the Woomelang community, especially the Retirement Units. A very well deserved award Gwentyth, so most heartfelt congratulations, the committee, shire and I couldn't be prouder.

Here's to another successful year for the Woomelang Retirement Units.

Kindest Regards

Joe Collins

Moved Joe

Second Sandra

Motion Carried

Treasurers Financial Report for the relevant financial year



WRU Fin Report AGM
7th March 24.pdf

Joe explained we haven't made final payment to YSC on new units, we will wait until they are finished.

Moved Karen

Second Brydie

Motion Carried

Motion Karen moved that once the last payment to YSC is made from the Westpac bank account that it is closed due to only approximately \$5000 remaining in this account.

Moved Karen

Second Sandra

Motion Carried

General Business

AGM frequency / term Joe lead a discussion around the terms of President, Secretary and Treasurer, should they be annually or bi-annually.

Ratification of Documents

- Asset Committee adoption of Woomelang Retirement Units Committee Charter
- Asset Committee adoption of the Woomelang Retirement Units Operations Manual

Motion President Joe put forward motion to accept WRU Operation Manual and Community Asset Charter Documents, committee to begin operating under these guidelines from 7th March 2024.

With the frequency of AGM to be every 2 years and committee to fall in line with the AGM and terms for President, Secretary and Treasurer.

Moved Joe

Second Sandra

Motion Carried

Elections

YSC Representative to take the chair and declare all positions vacant.

We have received nominations from: Grant Kelly, Jason Collins, Rachel McClelland, Rick Johnston.

Call for nominations of Committee Members

ELECTIONS	Nominee	Accepted Yes/No
COMMITTEE	Rick Johnston	Yes
	Sharon Gallagher	Yes
	Rachel McClelland	Yes
	Jason Collins	Yes
	Darrell Boxall	Yes
	Sandra Mott	Yes
	Gwenyth Barbary	Yes
	Don Collins	Yes
	Gwen Michael	Yes

Congratulations to all new executive and committee members.

As per the Operations Manual for the WRU Asset Management Committee: “New committee members are not formally appointed until endorsed by council and cannot conduct Committee business until endorsed.

The next YSC will be held on: March 27th 2024 9.30am

Moved Joe

Second Brydie

Motion Carried

Rental Increase/valuation

Sandra and Karen declared a conflict of interest, because they have relatives as tenants in the units.

This has been disclosed as transparency and we do not believe that this is, but is general.

Exert of email below from Tammy Smith YSC CEO 12/1/24

“The new units are to be charged out at 80% of the market valuation which is \$176 per week rent. As per our land and building valuation requirements, we will provide a revised valuation every three years, which can determine the price increases.

In relation to the existing units, I note there is a discrepancy regarding the amount the current tenants are paying to what is to be charged. Can I please request that at your annual general meeting for the Housing Units you determine how you will increase the fees to the minimum amount (\$152). You may wish to do this progressively over the next three years, until the next valuation is received. If you could please note your recommendation in your AGM minutes. The minutes, membership and methodology for fee increase can then be adopted by Council. Fees cannot be increased or changed until it is endorsed by a Council resolution (as you are a Community Asset Committee of Council).

Valuations for Woomelang Units – Unit 1 and Unit 2 Brock Street Woomelang. \$220 per week. Charge is to be 80% of market valuation = \$176 per week rent is to be charged.

Valuation for Woomelang Units – 1 -5, 24 Gloucester Ave Woomelang. \$190 per week. There is no requirement for these units to be charged out at 80% of market value, however this could be at the Committees discretion and minimum charge for units is to be \$152 and maximum is \$190 per week.”

Motion Committee moved that we increase the units rental rate as mentioned above, yearly, for the next 3 years, however if a units becomes vacant during this period, the entering rate will automatically start at \$152.

This will be achieved with increases of; \$15 in 2024, \$15 in 2025, \$15 in 2026.

To reach \$152 by the next valuation in 3 years' time.

Moved Joe

Second Sharon

Motion Carried

Karen will draft a letter to residents and review the rental rules.

Meeting Closed 7.55pm