

## SCA (NSW) ANNUAL GENERAL MEETING MINUTES 2020

**Minutes of the Annual General Meeting held at 9.00 am 19 November 2020.**

**Delivery : ZOOM**

### **Directors in Attendance**

Anne-Maree Paull, Chris Duggan, David Bannerman, Colin Grace, Emily Doherty, Kirsten Terry, Michael Gilday, Peter Brisbane, Stephen Brell, Tony Irvine

### **Director Apology**

Nick Whiley

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### **Members in Attendance**

#### *Strata Manager (Licensed) Chapter*

Stephen Brell  
Peter Brisbane  
Adrian Carr  
Billy Chau  
Daniel Dekell  
Chris Duggan

Emily Doherty  
Michael Gilday  
Tony Irvine  
Jessica Kaye  
Clare Fietz  
Daniel Linders

Sam Liu  
Tracey Payne  
Andrew Tunks  
Harish Thirumeni

#### *Strata Manager (Associate) Chapter*

Kirsten Terry

#### *Strata Services Chapter*

David Bannerman  
Robert Broadhead  
Aylie Brutman  
Colin Grace

Matt Larwood  
Anne-Maree Paull  
Jeff Shawcross  
Ruth Smyth

Alison Spink  
Gordon Streight

#### *Strata Owners Chapter*

Peter Moor

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### Member Representation via Pre-Poll Vote

#### *Strata Manager (Licensed) Chapter*

Alexandra Leis, Amanda Soronaivalu, Andrew Gavin, Andrew O'Brien, Andrew Terrell, Angela Capri, Anthony Bonello, Cameron Allen, Charles Wiggins, Christina Kwan, Christina Lee, Christopher Moran, Daniel Barber, Daniel Cockerell, Daniel Goodwin, Daniel Linders, Daniel Russell-Cooper, Deanne Holz, Denise Brougham, Dilber Beattie, Elaine Beach, Elizabeth Higgins, Frances Protokalli, Frank Vigouroux, Geoffrey Linders, Gregory Freeman, Guylaine Senat, Isabel Winsor, Jamie Abel-Ahad,

Jan Ramirez, Jason Makary, Jill Walshaw, John Sacre, Julia Peetz, Julie Edwards, Kara Seymour, Karina Heinz, Kate Maclachlan, Kerri Owers-Brown, Kerrie Tan, Kerry Lowlett, Kristie Pike, Kylie Tindall, Lauren Shaw, Lauren Spink, Leanne Eardley, Lee Stroud, Liz Dee, Mathew Franic, Melanie Harding, Michael Gilday, Michella Kennedy, Miliana Frighetto, Nicholas Stephenson, Nick Campbell, Paul King, Paul Soudakov, Peter Brisbane, Peter Callaghan, Phillip Court, Rebecca Fisher, Rebecca Holz, Rina Kumar, Roger Labonne, Sarah Hogg, Sean Bermingham, Simon Hedges, Sindy Grandaputra, Stephen Hardy, Stuart Denney, Tiffany Grayson, Tim Sara, Tony Irvine, Tracey Payne, Trevor Bright

#### *Strata Services Chapter*

Alastair Smith, Alison Spink, Anne-Maree Paull, Anthony Conway, Aylie Brutman, Bill Coles, Claire Farmer, Colin Grace, Daniel Radman, David Bannerman, Elaine Fin, Jason Starr-Thomas, Jeff Shawcross, Katrina Johnson, Ken Masina, Mark Osborn, Matthew Jenkins, Peter Ton, Philippa Ryan

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### Secretaries in attendance

Rebecca Barnwell  
Verena Griffiths  
Penny Harrison

Sadiye Ince  
Julia Wylie

George Vourantonis  
(Auditor)

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### Member Representation

Strata Manager (Licensed) Chapter	87
Strata Manager (Associate) Chapter	1
Strata Services Chapter	24
Strata Owners Chapter	1
<b>Total Membership Representation</b>	<b>113</b>

## SCA (NSW) ANNUAL GENERAL MEETING MINUTES 2020

Chairman Chris Duggan welcomed attendance, noted insufficient numbers for a quorum, and advised official voting will open at 9.30 am.

The Chairman, highlighted the achievements of the past 12 months, including how SCA (NSW) navigated and supported members through the challenges of COVID-19. He mentioned that the major highlight was the finalisation of the Professional Standards Scheme application. The Chairman noted that this was a core objective of in the formation of ISTM many years ago.

The Chairman relayed he was proud of the SCA(NSW) pandemic responses and adaptability to providing online learning, including the collaboration with many International and State peers to create timely materials for our members. The Chairman expressed how SCA (NSW) advised the Government extensively and supported Membership during this period.

The Chairman noted he was pleased that SCA (NSW) was the first National Association to hold live events with the Principals Night off and the Hybrid Awards. The awards were delivered two ways, streamed live and in-person for finalists, and stated it was a great way to merge the old and new formats of event delivery. The Chairman noted that this event would now create a benchmark on how we wish to deliver events in the future.

The Chairman advised that SCA (NSW) is working with the NSW Commissioner David Chandler, being represented on all his reform pillars, and that the Commissioner is looking to SCA(NSW) to steer consumers through the process of improving construction confidence in NSW. The Chairman noted that one of the material changes was the cladding support of Project Remediate . The Chairman advised that SCA was the loudest voice in support of this was pleased to announce that they have delivered on the no-cost loans up to \$1Billion to impacted buildings and \$139m in support to Owners Corporations to those buildings that are affected.

The Chairman noted that the Licensing Reforms commenced this year with a significant impact on Strata Manager Companies and was pleased to report that SCA(NSW) supported its members through this.

The Chairman noted that SCA (NSW) has continued its collaborative relationship with NSW Fair Trading and are remain heavily engaged with the media.

The Chairman also acknowledged the work of the very active SCA (NSW) Board members and volunteers have undertaken and thanked them for their contribution.

The Chairman relayed that Despite the impact of COVID, SCA (NSW) is in a strong financial position with a profit of \$80,000 for the financial year and increased its net assets to \$640,000 by the end of the financial year.

The Chairman relayed that Membership increased by 5%, to over 3,500 members with membership representing over 80% of strata lots in NSW.

The Chairman acknowledged the NSW Sponsors for their support and engagement and launching the Strata TV initiative this year, which would activate value for our members and provide a direct link to our consumers.

The Chairman expressed SCA (NSW) as the lead partner in the City Futures Defect Survey Owner Guides around Defects which will be launched from next week.

The Chairman announced that the Strata Management Act and the Community Land Management Act would be under review by the Government.

The Chairman expressed that 2020 is the 40<sup>th</sup> Anniversary of ISTM/SCA and that the book written by John Coleman will be released next year.

The Chairman thanked the Board for the extensive work on the Professional Standards Scheme Application.

The Chairman relayed the Board mentor program was launched this year, with a particular focus on accelerating women into leadership positions within SCA.

The Chairman Acknowledged the Membership and all committee volunteers.

The Chairman proceeded to thank the SCA (NSW) secretariat for delivering exceptional results through the change and stated that SCA (NSW) remained well-positioned.

#### ***Treasurers Report:***

Treasurer Tony Irvine relayed that NSW net a profit of \$80,000 and expressed this as an exceptionally strong result even with the reduction of events. The Treasurer said that decisions were made around resourcing and cost reductions that contributed to the profit.

The Treasurer noted that \$150,000 was budgeted for the Professional Standards Scheme and that only a third has been used to date and is likely to come under budget than initially planned.

The Treasurer advised that the Annual Report showed that Membership grew in all chapters, including the Owners Chapter, Strata Services Chapter increased by 20% with the Strata Manager Chapter increasing by 40% .

The Treasurer advised that the majority events cancelled due to COVID do not impose a significant impact on financial performance, noting they did impact revenue, but proportional costs were reduced.

The Treasurer congratulated the SCA (NSW) Secretariat on the implementation of events post COVID. The Treasurer thanked all the Sponsors for their loyalty and commercial approach to sponsorship during the pandemic.

The Treasurer concluded by relaying only four months into this financial year, was already at \$40,000 surplus with net assets increasing to around \$900,000 and that SCA (NSW)'s financial status places us in a great position to continue with events, increase secretariat support and the PSS initiative.

**Senior Vice President:**

The Senior Vice President Tony Irvine explained that the Professional Standards Scheme (PSS) is a formal recognition by a unique piece of legislation, that SCA (NSW) Strata Managers are professional and operate in a professional environment.

The Senior Vice president explained that PSS provides a higher level of consumer protection through increased professionalism of SCA NSW Strata Members.

The Senior Vice president relayed SCA (NSW) will be self-regulated under the PSS, meaning changes to the Secretariat and within Strata Management Businesses to become compliant. More information will be sent to members as the application process progresses.

The Senior Vice president noted that Final documentation to be submitted Professional Standards Australia by 19 January 2021 and submitted to the Professional Standards Council by 26 February 2021. He expressed that there would be feedback from the community and provides recommendations to the NSW Government during the vetting process. The Senior Vice President is hopeful that if the application is approved that it will come into effect by June/July 2021.

The Senior Vice President concluded by saying the PSS only applies to Strata Manager members within SCA (NSW). It does not apply to any other chapters or states.

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**Quorum Declared**

**Declared meeting open at 9:30 am, as per Clause 48 of the SCA (NSW) Constitution.**

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**Motion 1**

That the meeting resolves that the Minutes of the previous Annual General Meeting held on 24 October 2019 be adopted as a true and accurate record of the proceedings of that meeting.

Moved and Carried.

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**Motion 2**

That the meeting considers the Financial Report, Director's Report, and Audit Report provided to all members in the 2019/2020 Annual Report.

Moved and Carried.

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**Motion 3**

That the SCA (NSW) Board is directed to ensure the Company's accounts are audited and that an auditor is selected to carry out this role.

SCA (NSW) has changed auditor to Nexia Sydney approved as the approved auditors for 2020-2021 period.

Moved and Carried.

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**Motion 4**

Pursuant to the Company's Constitution two (2) Director's positions from the Strata Manager (Licensed) Chapter is vacant, and an election is to be held where there are more nominees than positions.

There are two nominees for the position. Chris Duggan and Tony Irvine were re-elected as Directors representing the Strata Manager (Licensed) Chapter.

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**Motion 5**

Pursuant to the Company's Constitution two (2) Director's positions from the Strata Services Chapter are vacant, and an election is to be held where there are more nominees than positions.

There were three (3) nominees. Only Aylie Brutman requested to speak for 1 minute:

- Anne-Maree Paull
- Colin Grace
- Aylie Brutman

A ballot was then held with Strata Services Chapter members to elect two representatives. Anne-Maree Paull and Colin Grace were re-appointed.

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**Motion 6**

Pursuant to the Company's Constitution, one (1) Director position from the Strata Manager (Associate) Chapter is vacant.

There was one nominee for the position. Kirsten Terry was re-elected as Director representing the Strata Manager (Associate) Chapter.

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***Motion 7***

Resolved, as a Special Resolution, to adopt the Proposed Constitution as the constitution of Strata Community Association (NSW) Limited, to replace the existing constitution in its entirety.

It was noted that Constitutional changes are required to support the Professional Standards Scheme application.

Moved and Carried.

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Meeting declared closed at 9:46 am.