

BOARD MEETING PUBLIC RECORD

03 MAY 2013

THIS PUBLIC RECORD OF A BOARD MEETING ON 03 MAY 2013 WAS APPROVED BY THE BOARD ON 31 MAY 2013 AS A TRUE AND ACCURATE REPORT FOR PUBLIC RELEASE ON THE SEHC WEB SITE

ATTENDANCE

DIRECTORS – SHIRLEY FARAM, ANDREA LEE, TRACEY HALL, JAN DICKSON, GREG NOLAN, NATALIE LEDDICK AND DEBBIE DIOGUARDI

ALSO IN ATTENDANCE – IAN MCLAREN (GENERAL MANAGER) AND DAVID GRIFFITHS (GOVERNANCE OFFICER)

APOLOGIES: STEVE KROPF AND LOUISE KLOOT

OPERATION FUTURE

The General Manager advised that it was now expected that the Victorian Government would release another Pathways document by the end of June 2013. This follows the end of the consultation process on the development of social housing which concluded on 31 July 2012.

HPF LEASE AND GENERAL LEASE

It was noted that the General Meeting of members on 20 May 2013 would be briefed on the differences between SouthEast having a HPF Lease or a General Lease with DHS. It was agreed to recommend the following motion to members:

That the board recommend to members at the General Meeting on 20 May 2013 in principle support for switching from a HPF Lease to a General Lease subject to meeting these critical conditions:

That SouthEast is not financially disadvantaged.

That there is agreement between the parties (DHS and SouthEast) on condition reports for all the DHS properties and acceptance by DHS for upgrades necessary within 12 months and acceptance of fair wear and tear with regard to the condition reports.

That there is agreement between the parties (DHS and SouthEast) on appropriate property insurance arrangements.

GENERAL MEETING

It was noted that the General Meeting agenda would be mailed on 6 May 2013 with the following agenda:

The revised Strategic Directions 2013-2016

The ICA Housing Good Governance Charter

The differences between a HPF Lease or a General Lease

A focus group discussion based on the question: How can service delivery be improved?

Communications Working Group

BOARD SKILL DEVELOPMENT

It was agreed that the workshop following the Board Audit undertaken by the Chris Cooper from the UK Co-operative College would be on 24 May 2013 facilitated by Cathy Whelan.

CO-OPERATORS

The General Manager advised that the public launch of the SouthEast book Co-operators on 3 May 2013 at the Drum Theatre, Dandenong had been cancelled as there had been only 7 registrations.

BOARD MEETINGS

After a brief discussion the board did not proceed with a possible Rule change that would have allowed the board more discretion in the number of board meetings each year.

ANNUAL REPORT

There was agreement on a timetable for the Annual Report 2012-2013.

CEHL

It was decided that the General Manager would prepare for the board a report on the Memorandum of Understanding with Common Equity Limited. The MOU is a non-binding agreement under which CEHL or SEHC can use the services of either party. The report will be based on the following resolution adopted by the board:

That the General Manager prepare a report for the June meeting of the board that reviews the MOU with CEHL and specifies and quantifies the benefits for SEHC of this arrangement, the benefits to CEHL, whether SEHC has been able to provide services not otherwise available to CEHL, how the relationship is supporting the goal of SEHC to remain an autonomous and independent housing co-operative and will not be used to undermine this goal and, finally, whether this arrangement has explicitly or implicitly excluded developing relationships with other strategic partners, what have been the limitations of the MOU,

should the MOU continue and, if so, why?. Does CEHL want to MOU to continue? Should we revise the MOU?

COMMUNICATIONS WORKING GROUP

It was noted that the Communications Working Party established by a General Meeting of Members was not functioning with only one member attending meetings. This member is now a director on the board. A recommendation on the future of the Working Group is to be made to a General Meeting of Members by Greg Nolan – including what had been achieved since the establishment of the Working Group.

FINANCIAL REPORTS

The financial statements were accepted – Profit and Loss, Balance Sheet, Cash flow and Charts on Profitability, Return on Assets, Revenue Analysis, Maintenance, Quick Ratio, Tenancy Management and Expenditure of income.