

BOARD MEETING PUBLIC RECORD

14 DECEMBER 2012

THIS PUBLIC RECORD OF A BOARD MEETING ON 30 NOVEMBER 2012 WAS APPROVED BY THE BOARD ON 14 DECEMBER 2012 AS A TRUE AND ACCURATE REPORT FOR PUBLIC RELEASE ON THE SEHC WEB SITE

ATTENDANCE

DIRECTORS – SHIRLEY FARAM, ANDREA LEE, NATALIE LEDDICK, JANE DICKSON, LOUISE KLOOT, STEVE KROPF, GREG NOLAN AND DEBRA DIOGUARDI

OTHERS – IAN MCLAREN (GENERAL MANAGER) AND DAVID GRIFFITHS (GOVERNANCE OFFICER)

OPERATION FUTURE

The General Manager reported on the launch of the Borderlands report on the housing co-operative option on 27 November 2012. A full report of the launch is on the SouthEast web site: <http://www.sehc.org.au/index.php/news/meetings/556-housingcoopsthefuture>

He also reported that DHS had commissioned Ernst & Young to examine modeling for asset and management transfers and that Hi-Tec Building Services had been commissioned to inspect and value all of DHS properties – including those managed by SouthEast.

STRATEGIC PLAN

It was noted there was a need to Strategic Plan in the New Year.

BOARD AND DIRECTOR DEVELOPMENT

The board agreed to develop board and director development plans. This follows the Skills Audit Report of Chris Cooper from the UK Co-operative College. A template for Personal Development Plans will be used by directors. The template was provided by Chris Cooper.

CO-OPERATIVES NATIONAL LAW

It was noted that a Co-operatives National Law Workshop had been organized on 19 November 2012 by SouthEast Housing Co-operative Ltd, CEHL and Co-operatives Victoria. The workshop was presented by co-operative lawyer Jenni Mattila and a copy of her presentation is available.

<http://www.sehc.org.au/index.php/news/government/558-cn1>

The workshop was filmed and short films will be available in the New Year on the SouthEast web site at: <http://www.sehc.org.au/index.php/about-us/videos/CNL>

It was also noted:

1. CNL legislation was expected to be introduced into the Victorian Parliament early next year.
2. National Regulations had been released for consultation until 7 January 2013. The legislation cannot commence until there is supporting regulation.
3. That co-operatives would automatically transfer under the new legislation but would be required to modify their Rules. These modifications were not substantial.
4. With CNL and National Regulations in place these would automatically override any inconsistencies in existing Rules.
5. It was expected that co-operatives would be given a period of time to amend their Rules e.g. two years.

COMPLAINTS

The General Manager reported that there was one complaint that would be mediated.

BUSINESS AND FINANCE

The report was noted.

The General Manager reported that over Christmas and New Year the rent arrears tended to increase as some tenants cancel or suspend CentrePay and Direct Debit payments or miss payments or pay lesser amounts with the intention of catching up after Christmas but, unfortunately, some tenants, then, struggle for many months to bring rent up to date.

CHFV

The board noted and congratulated the General Manager on being elected to the board of the Community Housing Federation of Victoria.