

METRO COMMUNITY HOUSING CO-OPERATIVE LTD

ANNUAL GENERAL MEETING

Wednesday 30th November 2016

At Erskineville Town Hall Erskineville Road Erskineville

Meeting opened at 5.00pm

1. Welcome

The Chairperson opened the meeting and welcomed all Metro Co-operative members to the AGM. James then introduced the Metro Board of Directors and staff, acknowledged the attendance of representatives from our partner organizations and thanked tenants who were present.

Present: Fred Corrie, Walter Lavery, Connie Smith and Sandra **Toovey** (Stepping Out), Jennifer Croton, Cassandra Croton-Smith, Julie Harrison, Emma Lane, David Abello, Malcolm Pollard, Enda O'Callaghan, Sue Taylor, James Kennedy, Alan Mathew, Dennis Elacion, Dawn Kavouras, Nhung Vu (Launchpad), Catherine Lin, Ken Stevenson, Yarrie Sillah, Warren McCullough, Mark Barass

Apologies: Valerianne Byrnes, Melinda Tunbridge, Rick Daly, Elizabeth Sharaq

2. Welcome to Country

James acknowledged the traditional owners of the land on which we were meeting, the Gadigal people of the Eora nation, and thanked elders past and present.

3. Minutes from previous meeting:

Motion: "That the minutes of the AGM held on 24 November 2015 be

accepted as a true and accurate record of the meeting".

Moved: Sue Taylor

Seconded: Malcolm Pollard

Motion carried unanimously.

4. Reports:

Chairperson's Report

The Chairperson focused on the highlights of the previous 12 months in his Report.

Metro is providing housing to a greater number of people than a year ago. James noted that 5 of the additional tenants are being housed at the property Metro acquired in November 2015 in Sloane Street, Summer Hill.

James advised the meeting that the Co-op is currently awaiting settlement on the purchase of a piece of land that adjoins the Sloane Street property. This will increase the development potential of the site considerably. The purchase should be completed in the current financial year.

James expressed his thanks and acknowledged the work of all of the Metro Co-op staff, his fellow Board members and all of our support partner organizations.

The Chairperson then made a presentation and moved a vote of thanks to Alan Mathew who, as Metro's previous accountant, provided over 20 years of sound financial advice and dedicated service to the Co-op. He also noted that Alan had equipped us for the future through the training and mentoring he provided to our current accountant.

Treasurer's Report and Financial Statements

Catherine Lin presented the Financial Statements for the financial year

ending 30 June 2016. She reported that Metro is in a sound and strong financial position to go forward.

CEO's Report

The CEO spoke to her report. Julie said she was pleased to be able to report on the very positive results shown in the 2015-2016 Metro Tenant Satisfaction Survey. The work for the survey is contracted out and is conducted by the Federation of Housing Associations on behalf of Metro.

The results showed that Metro had met and exceeded the requirements of the National Regulatory Standards benchmarks in a number of areas eg communication with staff, overall satisfaction with the services tenants receive from Metro, and the condition and location of their properties.

Julie also informed the meeting that we had successfully negotiated an additional feature to our insurance policy which means that from 1 December 2016 tenants will be covered for Contents Insurance up to the value of \$5000.00.

The cost of this comes to approximately \$10.00 per tenant per annum and Metro is happy to absorb this cost in order to offer this benefit to all tenants.

Julie thanked the Metro staff for their excellent work on behalf of the tenants and the Co-op

Motion: "That the Chairperson's Report, the Treasurer's Report and Financial Statements for 2015-2016 and the CEO's Reports all be accepted."

Moved: Malcolm Pollard **Seconded:** Emma Lane

Motion carried unanimously

7. Election of Board of Directors

Julie Harrison acted as the Returning Officer for the election of Directors to

the Board.

Julie read out the names of those members who were nominated to stand for election to the Board of Directors – James Kennedy, Catherine Lin, Malcolm Pollard, Enda O’Callaghan and Sue Taylor.

There being five vacancies and no further nominations, Julie declared the five nominees to be elected unopposed.

8. Appointment of Auditor

Motion: "That Partlett, Chave and Rowland be appointed to act as Auditors for Metro Community Housing Co-op in the 2016 -2017 financial year."

Moved: David Abello

Seconded: Enda O’Callaghan

Motion carried unanimously

James thanked the Auditors for their diligent efforts over many years. He noted that whilst the Co-op has retained the same company of auditors for many years, in accordance with industry best practice the actual auditor completing our annual finance report is rotated every 3 years.

James declared the meeting closed, thanked everyone for their attendance and wished all present a wonderful festive season.

Meeting closed at 5.30pm.