

METRO COMMUNITY HOUSING CO-OPERATIVE LTD
MINUTES OF THE 2022 ANNUAL GENERAL MEETING

Held at 5.30pm on Tuesday 29 November 2022
in the Francis Charteris Room,
Marrickville Public Library, 313 Marrickville Road Marrickville

Members: In person: Rick Daly, Malcolm Pollard, Maria Kenny, David Abello, Sue Taylor, David McAllister, Jennifer Croton, Rosie Mylrea, Cholladda Chutimamas
Via videoconference: Shaun Driscoll, Enda O'Callaghan

Non-members: Dennis Elacion, Warren McCullough, Emma Lane, Joanne Stevenson, Julie Harrison, Tracey Shepard, Lucyenne Delboe, Errik Hasim, Tatiane Gonzales (Metro staff).

Apologies: David Fiddes, Dominic Salisbury: NB: These members both provided proxies to Metro for votes for the election of directors

Minutes: Sue Taylor

Minutes:

1. Welcome and Acknowledgement of Country

Metro Chairperson Rick Daly opened the meeting at 5.30pm and acknowledged the traditional owners of the land on which we were meeting – the Gadigal people of the Eora Nation.

He welcomed all Metro staff, Board members, new members and tenants to the meeting and thanked them for their attendance.

2. Acceptance of 2021 AGM minutes

Motion: "That the minutes of the AGM held on 30 November 2021 at Petersham Bowling Club Brighton Street Petersham be accepted as a true and accurate record of the meeting".

Moved: Maria Kenny

Seconded: Malcolm Pollard

Motion carried

3. Matters arising from the previous minutes

There were no matters arising from the minutes of the AGM held on 30 November 2021 at the Petersham Bowling Club.

4. Reports

a. Chairperson's report

Rick Daly spoke to his report. The Chairperson's report focused on Metro's growth over the last 12 months through the acquisition of 2 unit complexes at Canterbury (8 X 1 b/r units) and Campsie (4 X 2 b/r units) and the redevelopment of the Sloane Street property at Summer Hill. Demolition will commence 10 December and we anticipate that the development should be completed in late 2023/early 2024.

Rick also noted that we had recently received the latest Tenant Satisfaction benchmarking report from CHIA and he was pleased to be able to report that Metro continued to achieve very positive results.

Metro's performance placed us in the top 3 providers across several of the survey areas. Our tenants gave us an overall Satisfaction ranking of 92% and an equally high number of tenants housed in the last 24 months indicated that their quality of life had improved since being housed by Metro.

Due to our own capacity issues and staff changes at CHIA our 2022 tenant satisfaction survey which was due to be conducted in September will be delayed until early February 2023.

b. Treasurer's report

The Treasurer, Maria Kenny, presented the audited accounts for 2021-22. She gave a detailed report and noted Metro's sound financial position. Maria thanked the management team for their hard work and dedicated service.

5. Motion for acceptance of reports

Motion: "That the reports from the Chairperson and Treasurer and be accepted".

Moved: Rick Daly

Seconded: David Abello **Motion carried**

6. Resolution for Amendment of S.60 of the Metro Community Housing Co-operative Constitution

Attached to the AGM Agenda was a document outlining the reasons and the wording for the change to Section 60 Clause (c) of Metro's Constitution. Julie clarified that the proposed change to our Constitution followed the NSW Registrar of Community Housing undertaking a sector wide review of the Constitutions of all CHPs and making recommendations to ensure greater clarity.

Motion: "That Section 60 Clause (c) be changed as per the wording of the proposed amendment attached to the AGM Agenda."

Moved: Rick Daly

Seconded: Sue Taylor

Motion carried

7. Appointment of Returning Officer

Julie Harrison was appointed to act as the Returning Officer.

8. Election of Board of Directors

Julie noted that there were 4 vacancies on the Board and four nominations had been received.

Julie read out the names of those members who were nominated to stand for election to the Board of Directors – Sue Taylor, Malcolm Pollard, Enda O'Callaghan, Rick Daly.

There being no further nominations, Julie declared the four nominees to be elected unopposed. The Executive members of the Board will be elected at the next Board of Directors meeting in January 2023. .

9. Appointment of Auditor

Hamish Dawson from Dawson's Accountants has agreed to act as auditor for Metro Co-op for the 2022 -23 financial year.

Motion: "That Dawson's Accountants be appointed to act as Auditors for Metro Community Housing Co-op Ltd in the 2022 -2023 financial year."

Moved: David Abello

Seconded: Chollada Chutimamas

Motion carried

10. New Business/Questions from the floor

Rick opened the AGM for any new business or questions.

- There were several questions raised by members at the meeting regarding Sloan Street development – Julie confirmed that we have received advice that we will be allocated funding through the Together Home Transition Program. This will provide just over 25% of the total funding for the development.

To confirm our agreement to this, Metro will need to enter into a **Community Housing Assistance Agreement** with DCJ requiring us to allocate 6 of the 12 units to provide long term social housing for people initially housed through the Together Home program. DCJ will then have an “interest” in the property up to the value of their contribution for a 10 year term. Their interest would only be exercised if Metro chose to sell the units within this period.

- Chollada noted that she was pleased with the accessibility of this venue and requested that the 2023 AGM be held at Marrickville library again.
- Rick noted that a comprehensive Board governance review was being conducted and is still in process. He also noted that 2023 was Metro’s 40th year of operation and that we would be celebrating that event with members and tenants in the coming year

There being no further business, Rick declared the meeting closed and thanked everyone for attending.

Meeting closed at 6.25pm.