

Poatina Village Body Corporate

Strata Title Plan 120167

BODY CORPORATE COMMITTEE REPORT 2020 - 2021 Annual Report



HEADLINES:

- ✓ Governance
- ✓ Infrastructure
 - ✓ Sewerage, Water, Lighting
- ✓ Applications
- ✓ Policy



AGM Year 2020-2021

The term voluntary comes to mind for the year 2021...the great and the not so great.

The Committee on behalf of unitholders and residents is grateful to the band of volunteers (Ian l'Anson and sometimes others) who mow nature strips and the Village Green, and work to keep Poatina Village looking cared for and safe. Along with this, the work and planning that Rob Young and the Assets team do to reshape and maintain common property (sewerage mains, boundary fences, tree safety etc.) and other village amenities is hugely appreciated.

There is some sensitivity when it comes to naming particular people, but I will. We very much appreciate the work that Brendan Dwyer with support from Rob Young, puts into keeping the sewerage farm and system effective and working.

On the other hand, the committee has become very conscious of the enormity of the task that is being asked of it as a volunteer group. Whilst the committee does not wish to make excuses, the reality is that the important and urgent (e.g., infrastructure malfunctions, sewerage survey and renovation & planning schemes etc.) takes precedence over the strategic and non-urgent. (e.g., Village Green, updating the by-laws etc.). With limited human hours available to carry out plans and projects, the Body Corporate needs to find additional or other ways of working to achieve its objectives.

We are confronting a time where we must find different ways of working both as a community and as a Body Corporate. What got us here will not enable us to flourish in the next 25 years. We will have to think differently about 'volunteering'; owning and managing machinery; aging infrastructure; re-investing in our physical, environmental and social sustainability; housing; resource and economic development, to name a few.

With Covid19 under control in Tasmania throughout 2021, the committee has appreciated the opportunity to meet each month, in-the-room.

Knight Frank (KF) as Body Corporate Manager, has been present via Zoom at most meetings focusing primarily on the receivables, payables and insurance. As a result of both the committee's work and KF's systems, unitholder debt and currency of insurance across the strata has improved throughout the year.

In October 2021, the committee received the draft Northern Midlands Council Planning Scheme - Local Provisions which carries enormous impact on the future of Poatina if the zoning is not addressed. The committee and others have until 21 December 2021 to make a substantive submission to the Council and the State Planning Commission.

The committee is well aware that the revision of the by-laws has not received the attention it needs. Whilst there has been an element of waiting to see how the consultation on the future of Fusion in Poatina would inform a revised by-law, the members of the sub-committee have been over-stretched already.

A variety of projects and maintenance programmes continue, and these are spelt out in more detail in this report.

The committee has had one change during the year - Allan Torrents resigned at the end of September on the occasion of the family's move out of the Village.

We want to recognise the diligent and capable service and insight that Allan Torrents (resigned), Babs Rawlinson (not standing) and Derek Ewer (not standing) have given during the year. Thank you folks and it was great to have you on the 'team.'

John West
Chairperson
November 2021

This report focusses on the period between the 2020 AGM and the 2021 AGM rather than the Financial year.

The views expressed in this Chairperson's Letter are not necessarily the view of the whole committee.

Looking forward to 2022

Alongside the ongoing administration, compliance, legislative integrity, policy development, project management, infrastructure maintenance and improvement, quality of utilities (water, lighting, power, storm water, sewerage, waste, roads etc.) and other community needs - the committee, Fusion and the community will have to be on top of the following key developments. It probably means that there will be several General meetings throughout the next year.

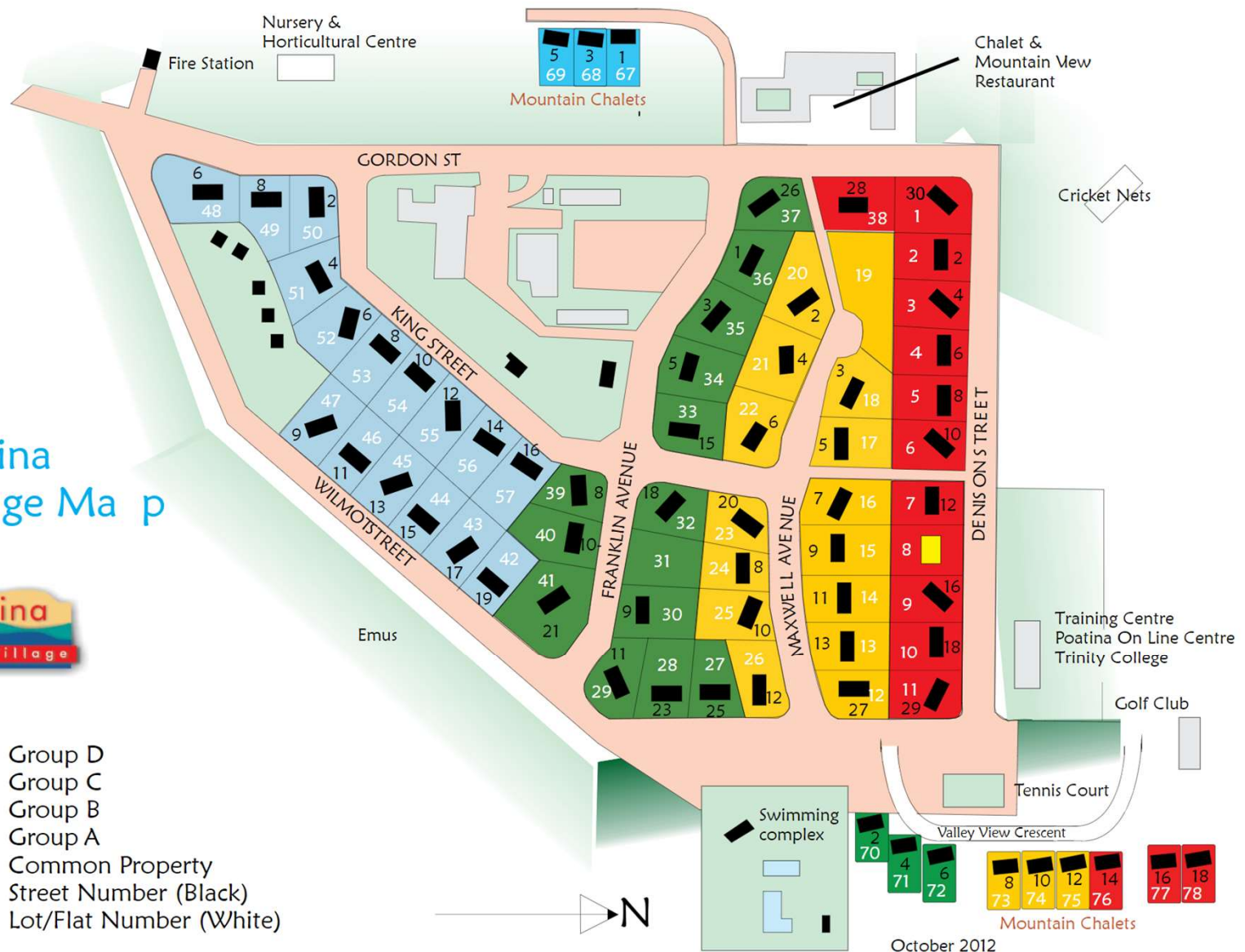
1. **Tasmanian Planning Scheme** - Working with Fusion Australia to make a submission and negotiations to Council and the Planning Commission. The local provisions as proposed by the NMC has big implications for Poatina which we will contest.
2. **Fusion Poatina Futures Consultation** - Working with Fusion Australia to clarify implications of the consultation findings and recommendations and adjusting the Body Corporate remit as negotiated and subject to member approvals. There will be a period of transition throughout 2022 as leadership, membership and decision-making settles into a new way of doing business across the Body Corporate, Fusion Australia and the Poatina Community.
3. **Poatina Village Body Corporate Governance and Management** - redeveloped to enable the professional management into the future - including governance structure, management services / system (do we continue to contract outside managers or return to self-management with a comprehensive software programme and our own executive officer and direct engagement with industry bodies and relevant authorities?)
4. **Housing & Tourism Developments** - As discussed in 2020/21 supporting the demand for a growing need to enlarge the housing and accommodation stock along with suitable activity and recreational space to strengthen our strategic pillars and to bring our community size to a sustainable level (maybe a population of 150-180).
5. **Revision of the PVBC By-Laws** - The revision of the by-laws commenced in 2015 by a sub-committee comprised of Dave Ireson, Walter Abetz and John West. They have been substantially completed for some time but have been held-over to recognise that critical parts of the by-laws are contingent on the outcomes of an expected review of Fusion's role in Poatina (2020/22) and a potential change in governance and management.
6. **Major Projects** -
 1. Digitizing PVBC Records
 2. Major survey and renovation of town sewerage underground services
 3. Redevelopment of Valley Vista amenity, access, egress, parking and lighting
 4. The Village Green
 5. Settling on a whole-of-Village land and built management plan - working closely with Fusion Assets.



Poatina Village Map



- Group D
- Group C
- Group B
- Group A
- Common Property
- Street Number (Black)
- Lot/Flat Number (White)



October 2012



Contents

1. Committee
2. Applications
3. Infrastructure
4. Projects
5. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
6. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
7. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications
4. Infrastructure
5. Projects
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

1. THE COMMITTEE

The committee for this AGM Year saw one resignation (Allan Torrents) in September '21.

Fusion Property Appointees:

John West (Chair). 0448867186 john.west@realcapacity.org

Walter Abetz (Secretary). 0417421678 wkabetz2@bigpond.com

Dave Ireson (Treasurer). 0412870024 dave.ireson@fusion.org.au

Elected Ward Representatives for '21 were:

WARD A: Marg Chilcott. 0448867177 margaret.chilcott@yahoo.com.au

WARD B: Babs Rawlinson. c/- Ken 0419559715 kenr191@hotmail.com

WARD C: Allan Torrents (Until end of Sep. '21)

WARD C: Vacant Oct/Nov '21

WARD D: Derek Ewer. 0419595947 ewer@internode.on.net

2. INDUCTION & ENGAGEMENT

The 'induction' and engagement of new residents and unitholders is a significant step in helping people adjust to living as an active and contributing member of the Poatina Village Body Corporate.

This is part of a whole Poatina Community initiative to assist new and current residents and unitholders to understand and participate in a range of ways in the full life of a resident and non-resident community.



Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications & Correspondence
4. Infrastructure
5. Projects
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

APPLICATIONS:

Date	Applicant	Location	Application Detail
Dec 20	Torrents	King St	Ducks
	Corney	Wilmot St	Dog
Jan 21	Poatina Assets	Gordon St	Pine regrowth understory removal
	Poatina Assets	Gordon St	Weed control / removal
	Avery	Gordon St	Vegetation Removal
Mar 21	Harry	Denison Compound	Container
	Morgan	King St	Vegetation Removal
	Dwyer/Dutton	Denison Ave	Walkway fence replacement
	Fusion	Lot 64 – 66	Removal of pines at fire station
	Fusion	Lot 64	Weed removal
	Fusion	Lot 64	Burn-off
Apr 21	McNees	Denison Ave	House extensions
	Cleary	Denison Ave	Tree removal
Jun 21	Corney	Wilmot Ave	Shed (+fencing)
	Abetz	King St & Lot 64	Livestock / Roosters & Rare Breeds
Aug 21	Gerard	Franklin Ave	Shed
	Fusion Assets	Lot 64	Winrow burn-offs
	Elgersma	various	Chapel
	Bell	King St	Companion dog for Luca
Oct 21	Coopers	Franklin Ave	New build – 1 bedroom unit
	Fusion	Denison Ave Campus	Felling of dangerous tree and burning stump

Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications
4. Infrastructure
5. Projects
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

4. INFRASTRUCTURE 1 - Roads



Village entrance

- a) In the process of renovating the road between the grid and Artists Way, some of the surface has suffered from a wet winter and the weaknesses in the joins between the old and the new
- b) The committee expects that the front entrance will be brought up to standard in the near future.

Valley View Crescent

- a) The committee has on its agenda an ongoing project with the Poatina Assets team to design and eventually upgrade Valley View Crescent to provide a safer access, egress, separated parking zones and effective lighting for the cottage residents and guests.



Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications
4. Infrastructure
5. Projects
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

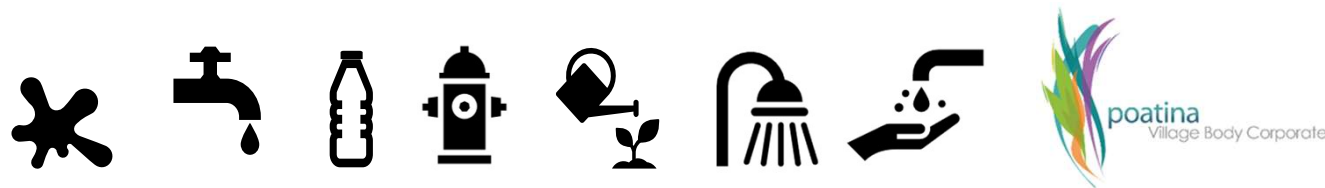
4. INFRASTRUCTURE 2 - Water

a) Water Management

- Management – Hydro is the registered supplier. Poatina is a registered user.
- Testing – Hydro tests 6 monthly for chemical and metals in the water. The Body Corporate tests for biological particulates with results throughout 2021 at levels higher than acceptable.
- Treatment – The Committee with the help of Poatina Assets has recommenced an annual regime of flushing the entire residential system in an attempt to remove sediment and to give the system every opportunity to run raw but clean water.
- Because the water provided by Hydro is untreated, we are required to advise guests and residents not to drink the water unless it has been boiled and/or suitably filtered.
- The Chalet (whole of site) and several households have installed filtered and UV treated water outlets with great success.

b) Water charges

- Water charges have returned to reasonable levels



Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications
4. Infrastructure
5. Projects
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

4. INFRASTRUCTURE 3 - Storm Water

Throughout 2021, Rob Young in full collaboration with the BC Committee has continued excavations, land clearing and access roads to locate and uncover buried storm water and sewerage inspection pits.

The sewerage and stormwater map is gradually improving and is a closer reflection of what is on the ground...or underground.

This project has been necessary because it is apparent that excess water, possibly from storm water has been entering the sewerage system, compromising and flooding the sewerage. Rob and Brendan Dwyer have been working together to establish a precise picture of what is occurring.

It has become clear that there is excess storm water and ground water entering the sewerage systems through weak points in old piping. A critical solution looks to be diverting the storm water pipes into an open gully to meet flow further down the hill.



A = Manhole of interest



Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications
4. Infrastructure
5. Projects
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

4. INFRASTRUCTURE 4 - Electrical

Electrical management has remained stable.

4. INFRASTRUCTURE 5 - Sewerage

1. The problem we were having with 'disposable' wipes clogging the system is ongoing, but well abated.
2. A larger systemic and expensive problem with sewerage has come to light. A 60-year-old underground infrastructure is starting to show up some considerable weakness. This will require a programme of
 - a. Surveying the underground system in the live residential precinct
 - b. Mapping trees/roots in relation to sewerage mainlines
 - c. Setting priorities for corrective renovation
 - d. Implementing the most suitable renovation of the most vulnerable mainlines.



Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications
4. Infrastructure
5. Projects
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

4. INFRASTRUCTURE 6 - Lighting

Adequate lighting in pedestrian areas continues to be a priority.

The installation of LED bollards for pedestrian safety in Wideview Cres has been a great success.

We would continue to seek ways to operate independently of the TasNetworks / Aurora system that provides street lighting for the rest of the Village.

4. INFRASTRUCTURE 7 - Waste

1. New pick-up schedule seems to be working fine.
2. The committee in principle is committed to:
 1. Keeping the waste pick up cost to an absolute minimum
 2. Maintaining our independence from local council as much as possible



Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications
4. Infrastructure
5. Projects & Planning
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

5. PROJECTS & PLANNING

Village Green Redevelopment

1. Community and Unitholder consultations and displays outlining the *Village Green Concept Plan* have been available throughout 2020. The *Concept Plan* has also been on the website for the whole year.
2. Fusion Poatina has reviewed the draft plan and supports the western zones of the Village Green being incorporated under common property.
3. Prior to works commencing, a detailed construction plan for zone A will be drawn and made available for viewing and comment.
4. Works are on-hold.

Housing Development.

1. The committee is working with Fusion and PVL on long term opportunities to expand the housing & accommodation stock.
2. Exploring issues of separating lots, unit entitlements, ancillary dwellings,
3. Working to ensure improving value of property in Poatina rather than diminishing value
4. Consistency with the Village or existing character.

Whole of Village Plan

1. The committee responded to relevant parts of the *Poatina Land Management Plan* and will continue to work collaboratively with the Poatina Assets team.
2. The committee is keen for a working relationship with the Assets team that enables quick and responsive planning and action within agreed parameters and policy.

Digitizing PVBC Records





VILLAGE GREEN CONCEPTS - DECEMBER 2019



- Grass areas
- Thomas Station
- Pathways
- Outdoor Seating
- Bridge
- Mega Games
- Trees
- Low lying Shrubs
- All abilities access
- All abilities amenities
- Rocks

Gradients

- Level 1
- Level 2
- Level 3
- Level 4
- Level 5



Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications
4. Infrastructure
5. Projects & Planning
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Policy Development
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

6. GOVERNANCE & POLICY

- A. Annual General Meeting (AGM), General Meeting (GM) & Post AGM Discussion Thursday 25th November 2021.**
- B. Body Corporate Manager (Currently Knight Frank)** The formal contract with Knight Frank ended in June 2021. As flagged at last years AGM the contract would be put out to tender. However, the Committee decided to keep Knight Frank on a month-to-month arrangement after that date until it was decided what the next steps would be in relation to management. That decision is still contingent on the outcome of the Futures Consultation and Body Corporate consideration and agreement on the best way forward for future governance and management.
- C. Strata Titles Act 1998 Review**
 1. The committee learned of a review of the Strata Titles Act 1998 that the State government was undertaking and agreed to submit a response to the questions raised. We felt this was especially important given that we are one of the largest and most complex of Body Corporates in the State.
 2. Our submission was made in July 2020 and acknowledged
 3. At the beginning of November 2021, a copy of the consolidated Review and recommendations was received. This is available on the DPIPWE website and a copy is on our own Poatina Community website.
- D. By-Laws**
 1. Specific work on the reshaping/rewording of the By-Laws has been held-over until there is clarity on Fusion's and Body Corporate's role into the future.
- E. Proposed Strata Title Changes**
 1. Surveys are in progress
 2. New areas of inclusion into Common Property are being developed
- F. Unit Entitlements**
 1. Being reviewed as part of Strata Title developments
 2. There is a particular issue around some properties that were only for holiday lets or conferencing now being used as permanent residences.
 3. Arts Centre moving from voluntary levies to unit entitlements.
- G. Policy Development**
 1. Animal consultation - consultation being organised by Dave Ireson and Derek Ewer - Agenda item at Post-AGM Discussion. - Derek to update
 2. Fence Conventions Paper - leading to a Poatina Fence Policy
 3. Other policies are being clarified and/or developed as needed.

Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications
4. Infrastructure
5. Projects & Planning
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

RISK MANAGEMENT & COMPLIANCE

1. Insurance

- a) Knight Frank manage the list of properties insured as required by law. In almost every case where a property is listed as uninsured it simply means that we have not been given a copy of that property's *Certificate of Currency*.
- b) During 2020 we commissioned a quote for a possible whole of property single insurer - as distinct from the current arrangement where each property owner organises their own insurance cover. A Broker was initially enthused about the prospect of a solution, however nothing has materialised for the committee to examine.
- c) Unitholders Insurance Checklist circulated to all unitholders.

2. Fire

- a) The committee has produced a brochure summarising how we manage a fire emergency / threat. The brochure will be updated each year to ensure the information is current. This brochure will be circulated well in advance of and during each fire season.

3. Risk and Compliance Policy & Procedure

- a) The PVBC Committee takes seriously its responsibility to assist the whole community to manage risk and compliance. To ensure that we are doing the right thing for our own benefit as well as a contributor to the wider society, the committee keeps risk management and compliance as a key agenda item at its monthly meetings.

Contents

1. Committee Meetings
2. Induction & Engagement
3. Applications
4. Infrastructure
5. Projects & Planning
6. Governance & Policy
 - a) By-Laws
 - b) Strata Title
 - c) Unit Entitlements
 - d) Animal Management
7. Risk Management & Compliance
 - a) Insurance
 - b) Fire
 - c) Policy & Procedure
8. Financials
 - a) Budget
 - b) Receivables & Debtors
 - c) Expenditures

8. FINANCIALS

a. Budget

- The budget for 21/22 was circulated and levies notified in June 2021.

b. Receivables & Debtors

- There continues to be a reduction in the number of unitholders owing for long term levy lapses.
- To protect the integrity of those involved, the committee does not release any personal details but seeks to re-assure all that every possible step is being taken to recover debts to ensure that the Body Corporate liabilities are spread across all unitholders fairly.

c. Expenditures

- Statements of Account – See Treasurers report

d. Audit.

- Audited Accounts have been circulated to unitholders.
- Please remember that there is no statutory requirement for Body Corporates to undertake and publish both financial audits and budgets. However we have chosen to follow wise and standard practice.

e. Treasurer's Report

- The Treasurer's report will be presented at this AGM on 25 November 2021.

Links to key BC documents...

Overview of strata living in Tasmania <https://dpiwwe.tas.gov.au/Documents/strata.pdf>

General Body Corporate documents: www.poatinacommunity.com.au - go to members section and follow instructions

The Committee for 2021/22

ELECTION

EXECUTIVE

The Fusion Property Board has resolved that, for the coming year, the appointments to the Body Corporate Committee be as follows –

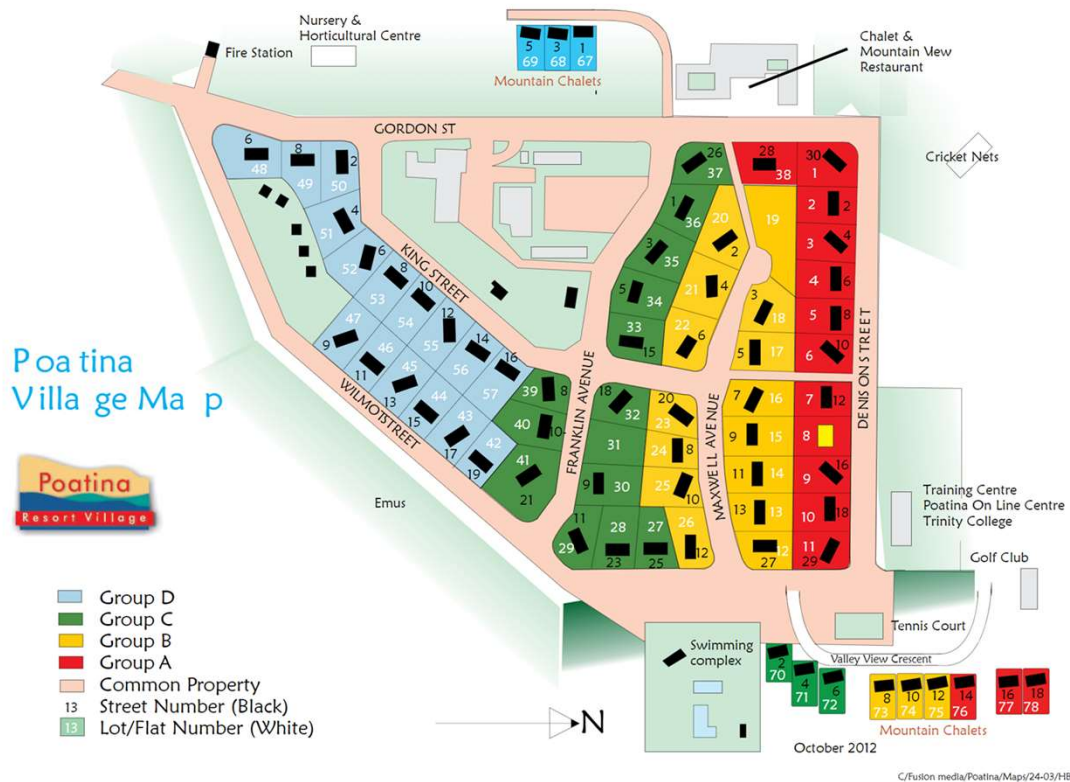
John West (Chair),
Walter Abetz (Secretary) and
Dave Ireson (Treasurer).

In making this resolution the Board are aware that Margaret Chilcott may continue as a member of the Committee .

The Board appreciate the willingness of community members to serve in these roles.

WARDS

GROUP A – Margaret Chilcott (unopposed)
GROUP B – Ian Edgar (unopposed)
GROUP C – Peter Yaxley (unopposed)
GROUP D – Steve McNee (unopposed)



Post AGM Discussion

Post AGM Discussion – 26 Nov 2020

Pets and Livestock Consultation	Derek outlined the process so far. Submissions received in response have been circulated. 52 issues have been raised. Dave Ireson outlined some of the responses and what are some of the problems. He said we are looking at organising monthly meetings to discuss specific areas. Ken Horsley commented on possible approaches. John commented on the removal of snakes, which he, Aeden and Steve Bell are trained to do.
Valley View Crescent Maintenance	Dave Young commented on the 2 motions of which he has given notice.
Valley View Crescent - Redevelopment	Residents are free to talk to John West and/or Rob Young about this project. There is no specific proposal yet.
Fence Policy	There will probably be a General Meeting for this early next year.
Village Green	This project is progressing and a budget has been established. Rose Hamilton said it would be helpful to have a village meeting on site to explain what is planned. The next village meeting will start on the Green at 7.15 p.m.
Budget & Levies	Ken Horsley queried the approval of the Body Corporate budget. Specifically, where are we up to with getting whole village approval of budgets? He also commented that the imposition of special levies could be avoided by regular increases in the standard levies. Our levies have not increased in the past 12 months. In response, Dave explained the committee philosophy and the history of increases.
Swimming Pool	Katherine Abetz said the swimming pool needs some action, although it is actually a Fusion responsibility. John West said that we are seeking a way forward with Poatina Village Leadership.
Poatina Weekends	Anna Ewer said it would be good for the village to get regular reports following on from the Poatina Weekends.