



NEWPORT WATERWAYS



PROPERTY OWNERS ASSOCIATION INC

Annual General Meeting

and

General Meeting

16 September 2015

Oyster Point Scout Hall

Scarborough Qld 4020

AGENDA - ANNUAL GENERAL MEETING - 16th September 2015

1. Welcome
2. Apologies and Introduction of Guests
3. Proxy Votes
4. Confirmation of Minutes –A.G.M. 17th September 2014
5. Business arising from Minutes
6. Acting President's Report - Bryan Galvin
7. Financial Statements for the year ending 30th June 2015
8. Ratification of appointment of Accountright Tax and Audit for the 2015/2016 year
9. Election of Officers – Confirmation of nominations received

Positions:

- President
- Vice-President
- Secretary
- Treasurer
- Membership Registrar Officer
- Newport Watch Area-Coordinator
- Committee Member & Newsletter Editor
- Committee Member
- Committee Member
- Immediate Past President

Closure of Annual General Meeting

Minutes of Meeting	
Meeting type	Annual General Meeting
Venue	Oyster Point Scout Hall - Scarborough
Chairperson	Brian Gill (acting President)
Date	Wednesday 17 th September, 2014
Opened time	1935
Closed time	2001
Attendance	As per the Attendance Book

1. Welcome and 2. Apologies

The acting President Brian Gill opened the meeting at 7:35pm and welcomed all present, declaring that a quorum was present.

The chairman gave a brief overview of the program – AGM first, followed by the GM, then refreshments and informal discussion. Brian asked the meeting to give their name when moving, seconding or speaking to motions.

Apologies:

Mayor Alan Sutherland	Kevin & Zita Lyon
Clive Burrows	Wendy Kelly
Tom and Jan Murray	Peter Gough
Bryan and Lyn Galvin	Jim Childs
Sergio and Lisa Santos	Jean Turnbull
Graham and Phillipa Ballin	

3. Proxies

Proxies were recorded from:

Graham and Phillipa Ballin for Brian Gill or Keith Hall
 Kevin Lyon for Brian Gill or Pam Bauze
 Sergio and Lisa Santos for Brian Gill or Sonia Smithers

4. Confirmation of Minutes of the Annual General Meeting held 11th September 2013.

The Chairman advised that the Minutes of the last AGM had been on the NWPOA website and also distributed tonight.

Motion: That the Minutes of the Annual General Meeting of 11th September 2014 be adopted as true and correct.

Moved	Seconded	Decision	Action items arising
Murray Gellert	Ray Prince	Carried	Nil

5. Business Arising from the Minutes

There was no discussion arising from the Sept 11th Minutes

6. Acting President's report – Brian Gill

Brian advised his report was handed out this evening and rather than read it Brian highlighted the following:

- Thanks to the current management committee for their efforts during the year and best wishes to those leaving. Brian challenged others members to step up and nominate for the vacant positions
- NWPOA membership continues to be static. In the coming year the new committee may need to review the membership fee to cover the increasing costs of representing members. There are an increasing number of rental properties and there may be a need to specifically target owners rather than residents.
- Brian reminded the meeting that he will be reverting back to his Immediate Past President position and will not be seeking the president's position.

Moved	Seconded	Decision	Action items arising
Pam Bauze	Ray Prince	Carried	Nil

7. Treasurers report – Brian Gill

In Kevin's absence Brian referred the meeting to the auditor's report provided in the handout. There were no questions.

Motion: That the audited financial report be adopted			
Moved	Seconded	Decision	Action items arising
Trevor Anger	Maureen Bowmaker	Carried	Nil

8. Appointment of auditors – Brian Gill

Brian passed on Kevin's recommendation that we again appoint Accountright tax & Audit Pty Ltd as the association's auditors.

Motion: That the Auditor for 2014-15 be Accountright tax & Audit Pty Ltd			
Moved	Seconded	Decision	Action items arising
Murray Gellert	Pam Bauze	Carried	Nil

9. Secretary Report – Keith Hall

Keith referred the meeting to his report included in the hand out titled "The Year that Was". Keith highlighted these points:

- There continues a need to sharpen our communication processes
- The committee members need to continue their focussed messages to the council officers
- Encourage councillors to be diligent in overseeing council officers actions in the areas of sand restoration, Dredging and ongoing maintenance.
- Keith recommended to the meeting that while the NWPOA has many processes in place that residents need to be more active. As with Newport Watch we need to help each other to achieve good outcomes. In summary it has been an intense 12 months with some great outcomes and many conversations. Some of these conversations are ongoing and Keith wished the new and ongoing committee members luck in carrying on the hard work already begun.

Brian thanked Keith for his tireless efforts on the Sand Canal Restoration project as well as a strong representative for NWPOA at the NWAG meetings.

Motion: That the secretaries report be adopted			
Moved	Seconded	Decision	Action items arising
Keith Hall	Graham Bell	Carried	Nil

10 Election of officers

The Chairman declared all positions on the management committee vacant and handed the meeting over to the Returning Officer.

Ray Prince undertook the role of Returning Officer and confirmed the nominations received prior to the Meeting. As there is only one nomination for these positions, Ray declared the following persons elected to the Management Committee unopposed:

Vice-President	Bryan Galvin
Secretary	Norman Davey
Treasurer & Membership Registrar Officer	Kevin Lyon
Newport Watch Area-Coordinator	Pam Bauze
Newsletter Editor'	Jocelyn Davey
Committee Member	Murray Gellert
Committee Member	David Knowles
Immediate Past President	Brian Gill

The returning officer called for nominations from the floor for the vacancies of President and 2 Committee members. There being no nominations for the position of President, the position was left vacant and the new committee would seek a suitable candidate prior to the 31st October 2014.

Brian Gill nominated Peter Wilkinson for the position of committee member. Peter accepted the nomination.

Graham Bell nominated Keith Hall for the position of committee member. Keith declined the nomination.

As the second committee member position was left vacant and again the new committee would seek a suitable candidate.

In the absence of a President the returning Officer passed control of the meeting back to Brian Gill as chairman.

13. Closure

The Chairman declared the meeting closed at 8.01 pm.

Next Meeting

The next Annual General Meeting of the Association will be held on Wednesday 16th September 2015.

President's Report – NWPOA Annual General Meeting

(16 September 2015)

Hello Everyone

Whilst I am not in attendance at tonight's meeting, I do thank you for your attendance at this Annual General Meeting of the Association. Currently Judy and I are in Outback Queensland and we tender our apologies for the meeting.

I have previously indicated that I will not be continuing on the NWPOA Committee after the 2015 Annual General Meeting in September.

This annual report, therefore, is my last as a member of the NWPOA Management Committee and I wish the Management Committee and the Association every success for the future. This report was written prior to our departure in mid-August and some aspects of the report may have been superseded by activities since then.

Your Committee and Zone Captains:

Your committee and Zone Captains have worked tirelessly over the past year to best represent the interests of our members and Newport Waterways residents.

I would like to take this opportunity to thank each of your Management Committee representatives. Bryan Galvin (Vice President); Secretary Norman Davey; Treasurer and Membership Kevin Lyon; Newport Watch Pam Bauze; Newsletter Editor, Website and IT Jocelyn Davey; Committee members John Casella, Megan Way, Murray Gellert (part-term), David Knowles (part-term), Stephen Krause (part-term), and Keith Hall (part-term).

During the year, Kevin Lyon indicated that the combined Treasurer and Membership position was becoming a bit difficult to handle together and sought to resign his treasury role and retain his position as the Membership Officer. Jocelyn Davey has agreed to take on the Treasurer position until this AGM.

I would also like to sincerely thank all of our volunteer Zone Captains who do a mighty job with Newport Watch, membership and newsletter delivery.

Vision and Mission:

The Association and your management committee have maintained focus on our Vision and Mission in all our dealings with Council and members alike which are:

- To provide strong representation and community support for Newport residents to facilitate a happy and safe lifestyle
- To increase and retain membership of the Association of Newport residents by:
 - Fostering community social relationships;
 - Providing timely and relevant communication to residents;
 - Promoting our Newport Watch programme (Neighbourhood Watch); and
 - Ensuring high standards of presentation of the Newport Waterways by actively representing residents' views and concerns to Council, Governments and developers.

Membership:

Our membership has again been mostly static. With 334 members, the Association represents around 60% of the residents in the area. There seems to be more properties being placed on the rental market and often the itinerant occupants have little or no interest in the Association. It is important that the property owners of these rented properties retain their NWPOA membership to ensure that property owners are updated with any issues that arise in relation to the waterways as it could impact on property values. More members will also strengthen our Association in our representations with Council and other organisations.

It is disappointing that some residents choose to have no interest in the Association and do not join. However, when there is a particular issue that directly affects them, they often join the Association to ensure their views are represented. And then as soon as that issue (that affects them) is resolved, they perceive that there is now no further need for further involvement with the Association and they do not renew their membership.

During the year your management committee undertook a demographic survey of our members to source out your feelings and this will be the base for future development of how best the NWPOA can serve you.

Xmas Festivities:

The Pipers on the Canals and Santa on Xmas Day were again both successful events. The change to the Santa program with two boats and two Santa's splitting the canals (north of the bridge/south of the bridge) between them, allowed for a more leisurely cruise by Santa up and down the canals. It was noticeable this year that there were more children on the pontoons wanting to say hello to Santa. This may possibly indicate some changing demographics of our residents. My special thanks to our two Santa's and our Santa helpers, and a special thank you to Trevor and Sonia Anger for their invaluable assistance with this event.

The Pipers also presented a great Xmas social event with many residents planning BBQ's or similar to take advantage of the entertainment as the Pipers cruised the canals. Thank you Pam Bauze for your efforts in coordinating this event.

I would also like to thank the Redcliffe Volunteer Coast Guard for their ongoing support and providing one of their boats for each event.

Social Activities:

During the year, the Association did not hold any social activities for members and families. The recent survey recommended that the Association should offer a range of social activities to draw the community closer. I recommend that the incoming Management Committee identify what social activities can be introduced. These sorts of activities do require the support of the membership to be worthwhile.

Business Directory:

The 2015 Community Business Directory was again fully subscribed and published in February. The directory produces an income for the Association which means we do not need to consider increasing our membership fees at this time. To ensure the Business Directory continues in the future, please support the people that support us – the advertisers.

Newport Watch:

Our neighbourhood watch program provided by your Association provides a useful service to the community, keeping a close eye on our properties and anything unusual happening in and around the canals. I would like to thank Pam Bauze, our coordinator for her tireless efforts in looking after this important part of our Association. I also add a special thank you to all our Zone Captains for your ongoing commitment in your areas, welcoming new residents, delivering newsletters, collecting membership fees and all those other things that the Association asks you do from time to time.

Thank you for your great work! Our active involvement in this area has been recognized by the Neighbourhood Watch Association with a number of our Zone Captains receiving awards from Neighbourhood Watch.

We do need some more Zone Captains. The work is not difficult and makes a significant contribution to the Association and the community. Please offer your assistance if you can.

Newsletter:

Every second month, your Newsletter Editor, Jocelyn Davey has put together an interesting concoction of reports, updates, and interesting stories that go together to become the Newport News and keep our members informed. In addition, letter box drop leaflets have also been provided as information updates as and when required. Your Zone Captain personally delivers these to you. Thank you Jocelyn and the team.

E-mail Broadcasts:

Our Secretary Norman has maintained regular NWPOA E-mail broadcasts to members as and when items of interest or of an urgent nature arise. There are 260 or 80% of our members registered for this E-mail broadcast. E-mail

communication is the quickest, efficient and least costly of the communication mediums. If you have not listed your E-mail address with the Association, please let us know and we will arrange for you to go onto the E-mail broadcast list.

Moreton Bay Regional Council (MBRC) - Newport Waterways Advisory Group (NWAG):

There is no doubt that the general feeling of residents is that the MBRC has, in some ways, failed in its duty of care for the residents on the Newport Waterways and must clearly focus their endeavours to maintain, preserve, and keep clean the Newport Waterways better in the future.

In the past, the maintenance schedule seems to have been “band-aid” treatment with no overall long-term approach. There is still much work to be done by the Council to bring the canals back to an acceptable standard and it is pleasing to see a more pro-active approach being adopted by Council in this regard. The Council needs to adequately and properly maintain the canals under their control to “as constructed” to ensure that there is no contributory damage caused to properties and assets.

The Council has acknowledged that a revetment wall to revetment wall approach is required for ongoing maintenance and has introduced a regular six monthly (at this stage) maintenance inspection process in the Canals. Previously the Council only focussed on the maintenance dredging of the navigable waterways and forgot their responsibility to also maintain the beaches and batters. It is good that they are now looking at the bigger picture, however, I feel more can be done without necessarily coming at a cost to the property owner by increased canal levies.

Our regular discussion/advisory NWAG meetings with Council, Governments and the developer have continued. Your Association works with residents and the Council to obtain solutions to the key challenges and to ensure that the Council does “maintain and keep clean” the canals in accordance with its responsibilities under the Canals Act, as well as managing and using our canal levy funds properly.

We have maintained a professional approach to our discussions with Council and have good communication and relationships with the Council officers. It is important that the Association continues to work closely and cooperatively with Council to represent the views of our members with Council and that we work to achieve positive and beneficial outcomes for our community.

Sand Canal Transformation:

The sand canal transformation has been “on the go” for a number of years and (at last) is nearing completion. We have seen some positive results during the year, however there is a continuing saga with the sand canal transformation process. Overall it has been most disappointing with timeframes again blowing out. Whilst financially the contract is fixed price and therefore any delays are not costing the Council, from a residents’ perspective it is really upsetting just how long this project has taken to complete.

At the time of writing this report, the work is mostly completed. There are mixed reactions to the transformation with both positive comments and negative comments being made about the change from sand to gravel. It will be a matter of time to judge the success of the transformation, the reduction in slumping, reduced midges and whether the change does contribute to a more effective canal maintenance and dredging program.

Canal Maintenance:

As mentioned Council has a Revetment Wall to Revetment Wall maintenance program with a six month canal maintenance inspection program in place for the Newport canals. Where immediate maintenance and urgent needs are identified they are actioned as quickly as possible. The Council uses a Maintenance Intervention Document that details the various trigger points for remedial work to be undertaken under a Priority 1 through 5 where 5 requires immediate attention. This document is (at present) Confidential/In-house for the Council and is not shared publically. Recent discussions with Council indicate that the document is planned to be placed on the MBRC website for public information. This is important so that all residents are aware of what the maintenance issues are, how they are identified, how they can register a complaint and when remedial work can be anticipated.

It is vitally important that residents immediately report any issues with their canal beaches, bottoming of pontoons or other canal issues to the MBRC via the customer complaints hot-line. Undertaking this process ensures that there is a record in the MBRC and it has action time frames to ensure contact is made with the resident in a timely manner. As the

property owner, you should undertake a regular inspection of your beach and revetment wall and identify any particular issues that can be addressed with Council. If you have any repair and/or maintenance issues affecting your property, please record a Resident Complaint via the Moreton Bay Regional Council and advise the NWPOA of the Registration number so that it can be tabled and followed up where necessary at a future NWAG meeting.

Pontoon Groundings:

There are still some pontoons bottoming at low tides. Whilst some responsibility may fall directly onto the Council's shoulders because they have failed to properly maintain the canals over many years, Council has also highlighted that some styles of pontoons may not be suitable for the Newport canals.

The Council has published a "Pontoon Envelope Guidelines" document for public consultation for 6 months. The consultation deadline is Friday 18 September 2015, and so if you have not lodged your objection please do so as soon as possible.

Your Association has categorically rejected the document for the following reasons:

- It is not appropriate for the MBRC to mitigate its responsibility and liability for damages to residents' properties through its failure to properly maintain and keep clean our canals by introducing a document that seeks to place the onus on the property owner and limit the liability of the Council.
- Council should and is obligated to maintain the canal systems in an "as constructed" manner. This should be the focus of Council.
- NWPOA recognises the already existing processes of MSQ in the placement and installation of pontoons. Further constraints are not needed.

Canal Dredging:

Dredging of the canals is limited by the capacity of the Spoil pond (around 34,000 cubic metres) and the ability for the spoil to dry and then be removed. This means that in general canal dredging operates in approximate 2-3 year cycles – call tenders; dredge; dry and remove; call tenders; dredge.

During the year, the Council undertook a hydrographic survey of the canals. The gravel canals have been completed, and once the sand canal transformation is finished, they too will undergo a hydrographic survey.

As the sand canal portion of the survey has not been completed, the report has not yet been presented to Council. The Hydrographic survey should be able to confirm whether the current 2-3 year cycle of dredging does keep pace with the soil deposition and provide an accurate baseline for future dredging requirements. If the current dredging cycle does not keep pace with the deposition then Council will need to look at alternate and additional methods of spoil disposal.

As the spoil pond is limited in its size, the dredging process has focused on areas of "most need" and it is not possible for the complete canals to be dredged at the one time. This has meant that some areas of our canals may never have been dredged since their construction.

The Spoil pond is now "empty", and we understand that the Council will be calling for tenders for the next cycle of dredging later this year with a possible commencement in 2016.

The Association must continue to focus the MBRC on the requirement to provide revetment wall to revetment wall maintenance and that dredging must be from LAT to LAT to ensure the canals are navigable and the beaches and batters do not slump causing the bottoming of, and potential damage to pontoons.

Revetment Walls

A revetment wall has fallen in Pelican Canal. Council Officers and external engineers have inspected the wall and it has been identified that the failure was not caused by Council but was the responsibility of the home-owner. Your Association has highlighted this and other potential revetment wall issues to Council, in particularly deep scouring of the beach areas and where weep holes are exposed in the lower revetment walls. These could possibly contribute to wall failure in the future.

If it is shown that Council has failed to properly maintain the canal beaches and batters to "as constructed" and that neglect by Council has contributed to the failure, then some compensation for the property owner may be appropriate. But that is for lawyers and insurance companies to decide.

I would highlight that whilst the revetment wall is the responsibility of the property owner there is a shared responsibility between the Council and the property owner to ensure proper maintenance is provided from "both sides".

The MBRC Town Plan:

Following the initial release of the proposed MBRC Town Plan which had a potential damaging effect on many Newport property owners and property values, your Association urged residents to send a clear message to the Moreton Bay Regional Council about the proposed draft Town Plan. There were over 7600 submissions/objections from throughout the region sent to Council.

Your Association joined forces with many community groups throughout the region to form the Moreton Bay Alliance and this group is strongly representing all of our concerns about the Town Plan to the Council and State Government representatives to ensure that the Council totally reviewed the flood modelling proposals and works with the residents in a proper community consultation process.

Our involvement in the Alliance was not advocating our concerns about these issues to the Alliance but rather giving us a stronger combined voice with other organisations.

Following consultation with the State Government, Council has since published a revised Draft Town Plan and public consultation has again been called with submissions closing in mid-August. We have asked Newport residents to closely review the revised plan, use the Property Look up process available via the Council website, and identify any issues or concerns that directly affect you. Then make those concerns and objections known loudly to the Council via the on-line submission process.

Conclusion:

As I look back on the past years, I am proud of the significant contribution that the Association and its management committee has made to our Newport community. It has been a pleasure to be a part of that team and the Newport community at large.

It is disappointing that the Association from within its many members struggles each year to find persons who are willing to put up their hand, become a little bit more active in our community and stand for a position on the Management Committee. It is not an onerous or time consuming task. I challenge everyone to take on some additional responsibility and to become more active in the Association. Put your hand up and become a member of the management committee and take a more active role in the Association. It is important that new blood comes into the Management Committee to bring with it new ideas and the opportunity to take the Association to even higher levels. Your management committee are people who voluntarily offer their services (often without thanks) to help make our community a better place to live. They are not paid employees and they do the best that they can.

There have been many, many good times over the past years and Judy and I have made lots of long term friends within the community. We are not leaving the Newport Community, however we will be travelling more extensively and undertaking more trips in our caravan.

Thank you for your past support. I wish the incoming Management Committee and the Association continued success in their endeavours.

Best wishes.

A handwritten signature in black ink, appearing to be 'John P. ...', written in a cursive style.

Newport Waterways Property Owners Association Inc

Financial Statements
For the year ended 30 June 2015



Accountright Tax & Audit Pty Ltd
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Newport Waterways Property Owners Association Inc

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Newport Waterways Property Owners Association Inc

Income and Expenditure Statement For the year ended 30 June 2015

	2015 \$	2014 \$
Income		
Business Directory Subscriptions	1,545	1,370
Christmas in July		2,995
Donations		250
Membership Subscriptions	4,950	4,585
Raffles & Fundraising		512
Interest Received	246	866
Total income	<u>6,741</u>	<u>10,578</u>
Expenses		
Advertising	275	220
AGM/General Meetings	431	558
Auditor's Remuneration	330	506
Christmas Function	646	603
Christmas in July	209	2,920
Donations	150	900
Fees & Permits	48	82
Gifts		450
Insurance	1,902	1,922
Merchandise		588
Newsletters	101	1,181
Postage	115	107
Printing & Stationery	224	985
Rent	320	420
Repairs & Maintenance		297
Telephone		43
Website Expenses	272	1,279
Total expenses	<u>5,023</u>	<u>13,063</u>
Profit from ordinary activities before income tax	1,719	(2,484)
Income tax revenue relating to ordinary activities		
Net profit attributable to the association	<u>1,719</u>	<u>(2,484)</u>
Total changes in equity of the association	<u>1,719</u>	<u>(2,484)</u>

The accompanying notes form part of these financial statements.

Newport Waterways Property Owners Association Inc

Income and Expenditure Statement For the year ended 30 June 2015

	2015 \$	2014 \$
Opening retained profits	12,786	15,270
Net profit attributable to the association	<u>1,719</u>	<u>(2,484)</u>
Closing retained profits	<u><u>14,504</u></u>	<u><u>12,786</u></u>

The accompanying notes form part of these financial statements.

Newport Waterways Property Owners Association Inc

Detailed Balance Sheet as at 30 June 2015

	Note	2015 \$	2014 \$
Current Assets			
Cash Assets			
Bank of Qld A/c 10141910		2,935	1,460
Bank of Qld Websaver A/c 21352615		11,569	11,326
		<u>14,504</u>	<u>12,786</u>
Total Current Assets		<u>14,504</u>	<u>12,786</u>
Total Assets		<u>14,504</u>	<u>12,786</u>
Net Assets		<u>14,504</u>	<u>12,786</u>
Members' Funds			
Accumulated surplus (deficit)		<u>14,504</u>	<u>12,786</u>
Total Members' Funds		<u>14,504</u>	<u>12,786</u>

The accompanying notes form part of these financial statements.

Newport Waterways Property Owners Association Inc

Notes to the Financial Statements

For the year ended 30 June 2015

Note 1: Summary of Significant Accounting Policies

This financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of the Associations Incorporations Act of Queensland. The committee has determined that the association is not a reporting entity.

The financial report has been prepared on a cash basis and is based on historical costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following significant accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report.

(a) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, and other short-term highly liquid investments with original maturities of three months or less.

(b) Revenue and Other Income

Revenue is measured at the fair value of the consideration received.

Interest revenue is recognised when it is received.

Grant and donation income is recognised when the entity obtains control over the funds, which is generally at the time of receipt.

(c) Goods and Services Tax (GST)

The Association is not registered for GST.

Newport Waterways Property Owners Association Inc

Statement by Members of the Committee For the year ended 30 June 2015

The Committee has determined that the association is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

In the opinion of the Committee the Income and Expenditure Statement, Balance Sheet, and Notes to the Financial Statements:

1. Presents fairly the financial position of Newport Waterways Property Owners Association Inc as at 30 June 2015 and its performance for the year ended on that date.
2. At the date of this statement, there are reasonable grounds to believe that the association will be able to pay its debts as and when they fall due.

The Committee is responsible for the reliability, accuracy and completeness of the accounting records and the disclosure of all material and relevant information.

This statement is made in accordance with a resolution of the Committee and is signed for and on behalf of the Committee by:



A/ President



Treasurer

Newport Waterways Property Owners Association Inc

Independent Auditor's Report to the Members

Report on the Financial Report

We have audited the accompanying financial report, being a special purpose financial report, of Newport Waterways Property Owners Association Inc (the association), which comprises the Statement by Members of the Committee, Income and Expenditure Statement, Balance Sheet, notes comprising a summary of significant accounting policies and other explanatory notes for the financial year ended 30 June 2015.

Committee's Responsibility for the Financial Report

The committee of Newport Waterways Property Owners Association Inc is responsible for the preparation and fair presentation of the financial report, and have determined that the basis of preparation described in Note 1, is appropriate to meet the requirements of the Associations Incorporation Act of Queensland 1981 and is appropriate to meet the needs of the members. The committee's responsibilities also includes such internal control as the committee determine is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We have conducted our audit in accordance with Australian Auditing Standards. Those Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the association's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the association's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the committee, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Qualification

As is common for organisations of this type, it is not practicable for the association to maintain an effective system of internal control over all income amounts until their initial entry in the accounting records. Accordingly, our audit in relation to income amounts was limited to amounts recorded.

Newport Waterways Property Owners Association Inc

Independent Auditor's Report to the Members

Qualified Audit Opinion

In our opinion, subject to the effects of such adjustments, if any, that might have been determined to be necessary had the limitation referred to in the qualification paragraph not existed, the financial report presents fairly, in all material respects, the financial position of Newport Waterways Property Owners Association Inc as at 30 June 2015 and its financial performance for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements, and the requirements of the Associations Incorporation Act of Queensland 1981.

Basis of Accounting and Restriction on Distribution

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist Newport Waterways Property Owners Association Inc to meet the requirements of the Associations Incorporation Act of Queensland 1981. As a result, the financial report may not be suitable for another purpose.

Signed on 7 August 2015:



Kimberley Beard CPA,

Accountright Tax & Audit Pty Ltd

GENERAL MEETING AGENDA - 16th September 2015

1. Welcome and apologies
2. Confirmation of Minutes of the last General Meeting 18th March 2015
3. Business arising from minutes
4. Newport Watch Report

General Business:

5. NWPOA Update
6. M.B.R.C. Update
 - * Canal levy maintenance fund report
7. Guest Presentations
8. Other Business
9. Closure

Minutes of Meeting	
Meeting type	General Meeting
Venue	Oyster Point Scout Hall - Scarborough
Chairperson	Brian Gill
Date	Wednesday 18 th March, 2015
Opened time	7:30pm
Closed time	8:25pm
Attendance	As per the Attendance Book

1. Welcome and Apologies

The Chairman, Brian Gill, welcomed everyone to the meeting.

The chairman welcomed all in attendance. He welcomed Div 5 MBRC Councillor James Houghton and advised that James would be invited to address the meeting during General Business. With a quorum present the meeting proceeded.

Apologies:

Mayor Alan Sutherland
Yvette D'Ath
Charlene & Shane Clark
Sue & Peter Wilkinson
Sue & Peter Greasley
Maureen & Tony Bowmaker

Kevin & Zita Lyon
Sonia & Phillip Smithers
Peter & Margret Lockhart
Terry Redfern & Cheryl Morgan
Keith Hall

There were no Proxies

2. Confirmation of Minutes of General Meeting held 17th September 2014.

The Chairman advised that the Minutes of the last GM had been on the NWPOA website and also distributed tonight.

Motion: That the Minutes of the General Meeting of 17th September 2014 be adopted as true and correct.

Moved	Seconded	Decision	Action items arising
Murray Gellert	Ray Prince	Carried	Nil

3. Business Arising from the Minutes

The Chairman advised that any Business arising from the September minutes would be addressed later in the meeting under General Business

4. President's Report

Brian introduced the Committee Members and Zone Captains present by asking them to stand. Brian thanked them for their efforts and asked attendees to take the time at the end of the meeting to chat to these people.

Brian referred everyone to the President's Report that was handed out. Without wanting to read the report Brian highlighted a few issues:

Membership has dropped about 10% in the last 12 months and an increasing number of properties becoming rental properties.

Xmas Festivities, the Pipers and Santa, were very well received this year with many people and children out on pontoons. Brian thanked Santa and other helpers in arranging these two events. Other social events have been poorly supported.

Brian mentioned our Newest committee members Megan Way is in the process of compiling a **survey** so the committee can better understand the needs of our membership and how better to add value to your membership.

One of the important things that the committee does is represent members at the regular Newport Waterways Advisory Group (**NWAG**) meetings. Five of the committee meet with council and the developer to cover off on subjects like the current sand canal transformation, canal maintenance inspection program for all canals, canal dredging and pontoon bottoming. A lot more detail is included in Brian's report (the handout or on the website). Shortly council will release their "Pontoon Envelope Guidelines" for public consultation. We will advise you when this is available.

With regards to the **MBRC Town Plan**. Brian wanted to thank members who provided support in lodging submissions. A revised plan is expected shortly and again we will advise you when this is available. While the association is part of the Moreton Bay Regional Alliance it is very important that the Association and residents closely review the revised plan and make our concerns and objections known to council.

The **Business Directory** was distributed with the February newsletter & on the website. Please support these people (the advertisers) who support us.

In conclusion Brian announced that he will not be continuing on the NWPOA in any capacity after the 2015 AGM in September. The President's task takes an average of about an hour or so a week. If you might be interested talk with Brian soon.

Moved	Seconded	Decision	Action items arising
Pam Bauze	Tom Harrington	Carried	Nil

5. Newport Watch report – Pamela Bauze

Pam Bauze provided an update on the Newport Watch activities. Pam reminded everyone that members of the Association are automatically members of Newport Watch, the Neighbourhood Watch program covering Newport and the Isles of Newport. Pam thanked existing Zone captains for their continuing contribution and asked for other members wishing

to help out to contact her, or attend the next quarterly Watch meeting on Tuesday 19th May at the Scout Hall and listen to the guest speaker. Younger members with some technology skills would be welcome. Anyone interested in setting up the Newport Watch blog could also contact Pam.

The last quarter of 2014 saw a spate of robberies & break-ins. Pam highlighted how well the police and the neighbourhood got together, working through emails, phone calls and residents on the alert for anything suspicious. As a consequence some of the culprits were caught and charged. This partnership also resulted in the police inviting residents to the police station to retrieve some of their lost property. In Pam’s words “Newport Watch does work”. There will be a free sausage sizzle on the Esplanade early in May so residents can learn more about Newport Watch.

Moved	Seconded	Decision	Action items arising
Pam Bauze	Bryan Galvin	Carried	Nil

6. NWPOA Update

Brian referred to the Presidents report which covers this topic. There were no questions.

7. MBRC and NWAG Update

The most Recent NWAG meeting was held only a week ago on Wednesday 11th of March. (Minutes of this meeting will go on the website when available)

Brian asked James Houghton to address these topics during General Business.

8. General and Other Business –

8.1 Brian asked James Houghton to address the meeting.

James noted the reducing membership and while he has access to names and addresses of new residents, privacy reasons prohibit his office from sharing this information.

He also commented on the good work of Neighbourhood watch.

In regards communicating with residents the Council plans to continue with their newsletter at least two times a year.

In James next newsletter he referred the meeting to an article on the revival of the Isles of Newport project. The current owners, Seaside Estates, have entered a sale agreement with Stock Lands. The sale is not yet complete however the potential new owners have asked for changes to the existing approved plan. Stockman is looking to change to a “lake” style plan with less waterside blocks (fewer boats). Brian Galvin highlighted the NWPOA has expressed its concerns about already approved loch arrangement, in particular, the potential

for boats queuing in the main canal. James commented the number of sites will increase from about 1100 to 1500 lots. The layout is not yet available for public viewing.

James confirmed that there were approx 7000 submissions on the 'draft' plan, 6000 of which were to with the flood mapping. He mentioned the new 'proposed' plan should be available within a couple of months after review by the new minister and her team, Jackie Trad. When available further objections can be made.

With regards to the sand canal works James commented the work is slow but council believe a good outcome is being achieved. A recent door knock was conducted around the sand canals by council and largely people are happy and there were only two bad comments. He read a number of comments out to the meeting. There were many positive remarks about the beaches, pontoons floating and a reduction of midges.

In response to a question on vegetation removal it was confirmed that this would be happening before the end to the financial year. Brian Gill commented that at this time while the barge was in the canals some further maintenance work is planned.

James advised that budget preparations have commenced. He doesn't expect any increase in the canal levy.

James reiterated that residents should write or email (preferably) to him about any issues they may have

8.2 Graham Byrne raised the issue of the beaches being raked each year to keep them clean and to reduce the capacity of the midge to breed. It was agreed this should go on the agenda for the next NWAG meeting. James concurred.

8.3 Pam Bauze asked about the photos taken when cyclone Marcia and king tide arrived together. These would be kept on file for future reference when the next town plan is available and shared with the Moreton Bay Regional Alliance.

8.4 David Knowles mentioned the appearance of Algae on his beach. It was agreed David would lodge a complaint with council, copy to James

After three calls for further questions there were none forthcoming.

9. Closure

The Chairman declared the meeting closed at 8:25 pm and invited the attendees to join him for light refreshments

Next Meeting

The next General Meeting of the Association will be held on Wednesday 16th September 2015.

NEWPORT WATCH REPORT

GENERAL MEETING OF NWPOA – Wednesday 16th September, 2015

Newport Watch is an activity of Newport Waterways Property Owners Association and covers the area of Newport Waterways Estate and the Isles of Newport. We are known officially as Redcliffe 20 Neighbourhood Watch group under Neighbourhood Watch Queensland. Members of the Association are automatically members of Newport Watch, whose primary focus is all about community and neighbours looking out for neighbours both on 'wet' and 'dry' blocks. Along with the Association, Newport Watch has been operating for almost 30 years particularly involved in the areas of security, crime reduction and enhancing communication within the Association structure.

The areas covered by Newport Watch are sub-divided into 37 zones, details of which are contained in the map that all members receive in their initial folders. Each zone has a Zone Captain, but due to a lack of volunteers, some Zone Captains have more than one zone to manage. They follow movement in their areas, meet new residents, invite them to join, and are responsible for delivering bi-monthly Newsletters and other relevant community information. This has been made a little easier as a result of members providing their email addresses and we urge all members that have an email address to register it with the Association so that they can receive any updated information via email. Zone Captains also distribute information at the end of each financial year to collect 'renewal' memberships.

As noted each year, we are always looking for volunteers to take on the role of Zone Captain (even in a street aside from yours), so if you are interested and have a little time to spare please contact me for further information. Zone Captains only have quarterly meetings, thus four per year. We have opened these meetings to any members or residents to join us and learn more about the neighbourhood watch programme in our community.

An organisation, ScanGuard, attended the meeting in May and spoke about credit card and identity theft, and a "Meet Your Neighbour" day free sausage sizzle with Moreton Bay Police in attendance was held to promote Newport Watch. We are still seeking a volunteer to assist in setting up a blog that can be posted on MyPolice emails which are widely distributed.

Three of our zone captains and myself were awarded Gold Awards at the Inaugural Moreton Police District Neighbourhood Watch Awards Ceremony held last November. Volunteers from all over the Moreton Police District received recognition for their years of service as part of Neighbourhood Watch, and that ceremony will continue on this year.

Newport Watch was represented at the Neighbourhood Watch Queensland State Conference held in Brisbane of 12th September 2015, and also at the NHWQ Moreton District quarterly meetings held at Burpengary.

While crime statistics had remained good at Newport for some time, there recently has been a rising rate of burglaries on the Peninsula including Newport, particularly from parked vehicles left unlocked. Now is the time to become more aware of your neighbours, strangers perhaps walking dogs, or strange vehicles including boats patrolling your street and canals.

I would like to take this opportunity on behalf of the Association/Newport Watch of thanking all our zone captains once again for their voluntary service and the continuing role that they share in this community project.

Pamela Bauze – Area Coordinator **NEWPORT WATCH**

MORETON BAY REGIONAL COUNCIL

NEWPORT CANAL MAINTENANCE FUND

UNAUDITED FINANCIAL STATEMENT AS AT 30 JUNE 2015

	Audited	Audited	Audited	Audited	Audited	UnAudited
Financial Year Ended	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Receipts/Revenue						
Rates & Charges	780,706	780,515	780,515	663,416	662,552	662,120
Less Discounts	-	-	-	-	-	-
Less Remissions	(560)	-	-	-	-	-
Plus Rates Interest	402	1,760	2,271	2,067	1,732	1,712
Usage fees	-	-	2,573	-	-	-
Interest Received	139,817	198,528	197,090	145,175	44,022	453
Administration Subsidy from General Rate	78,000	78,000	78,000	66,342	66,342	66,342
Total Receipts/Revenue	998,365	1,058,803	1,060,449	876,999	774,648	730,627
Expenditure						
Access Channel Maintenance						
General Operations and Maintenance	-	-	-	-	-	-
Navigation Aids	-	-	-	-	-	-
Spoil Disposal	-	-	-	-	-	-
Residential Canals Maintenance						
General Operations and Maintenance	141,221	170,345	104,043	105,594	157,427	139,105
Spoil Disposal	479,263	325,068	112,576	1,783,340	592,694	1,832,328
Dredging	83,482	62,389	593,146	29,600	470,618	184,768
Beaches	-	-	-	494,046	408,654	1,222,022
Sand Replenishment	37,970	333,549	225,287	2,400	-	-
Signs	4,071	-	-	-	-	-
Water Quality	2,598	-	-	11,457	9,622	4,850
	748,605	891,351	1,035,052	2,426,436	1,639,014	3,383,073
Marina Maintenance						
General Operations and Maintenance	-	-	-	-	-	-
	-	-	-	-	-	-
Total Maintenance Expenditure	748,605	891,351	1,035,052	2,426,436	1,639,014	3,383,073
Appropriations						
Transfer to/(from) Maintenance Reserve	249,760	167,452	25,397	(1,549,437)	(864,366)	(2,652,446)
	249,760	167,452	25,397	(1,549,437)	(864,366)	(2,652,446)
Total Expenses and Appropriations	998,365	1,058,803	1,060,449	876,999	774,648	730,627
Accumulated Surplus/(Deficit) Closing Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CANAL MAINTENANCE RESERVE FUND						
Opening Balance	3,153,230	3,402,990	3,570,442	3,595,839	2,046,402	1,182,036
Transfers from the Canal Fund	-	-	-	(1,549,437)	(864,366)	(2,652,446)
Transfers to the Canal Fund	249,760	167,452	25,397	-	-	-
	249,760	167,452	25,397	(1,549,437)	(864,366)	(2,652,446)
Closing Balance Reserve Fund	\$ 3,402,990	\$ 3,570,442	\$ 3,595,839	\$ 2,046,402	\$ 1,182,036	\$ (1,470,410)

Notes:

a) Where the closing balance of the Canal Fund is a credit, the fund is in deficit.

Newport Canal Breakdown 2014/15

Total	<u>General Operations and Maintenance</u>	
139,105	Labour, Internal Plant Hire & Materials	40,113
	Vegetation Removal	58,650
	Canal Bank Restoration	36,843
	Disconnect power to pontoon	400
	KBR - Environmental Monitoring & Design	3,100
	<u>Spoil Disposal</u>	
1,832,328	Auzcon - Removal and Disposal of Dredge Spoil from Griffith Road Pond Stage 2	1,827,338
	Materials - profilings for internal access road	4,990
	<u>Dredging</u>	
184,768	Auzcon Contract - Newport Waters Maintenance Dredging	142,893
	Port of Brisbane - Multi-beam Hydrographic Survey - Phase 1	32,315
	KBR Contract - Newport Waters Maintenance Dredging Inspections	9,550
	Advertising	10
	<u>Beaches</u>	
1,222,022	Auzcon Contract - Newport Waters Maintenance Dredging - Batter reprofiling	303,295
	Auzcon Contract - Supply and Placement of Gravel on Newport Waters Beaches	916,126
	KBR Contract - Canal Beach Reprofiling Inspections	2,600
	<u>Water Quality</u>	
4,850	Water quality sampling and testing	4,850
3,383,073		