

Presiding Member AGM report March 2023

Over the last 12 months I am pleased to report that this has been the most productive year at Point Boston to date.

The most notable being:

Construction of the Wastewater Treatment System.

The culmination of years of hard work and around \$750,000 worth of infrastructure investment saw the commissioning of our new wastewater treatment system which should service up to 100 homes. The scalable design of this system means that the remaining stages can be constructed once there is further demand. We currently have 32 homes occupied within East Bay. As you will recall the entire filtration system is mainly underground with a combination of bamboo and native plants growing above it. Visually there isn't much to see which only adds to the ongoing "green" credentials of the whole Point Boston Development. Lot holders will recall that half the funds were withdrawn from the Sinking Fund and the remaining funds will be paid to the Water Engineering company using an interest free loan over the next two years.

Vacant Wastewater Treatment Building

This large industrial building is no longer required for its original purpose due to the changes to our wastewater treatment system. The building is located at the entrance to the East Bay development. The Committee have already received local Council grant funding to assist the Corporation to adapt the building for community use. The Committee have commenced the planning process to officially change the usage of this building to a Community Hall/facility. Our intention is to add a kitchen, bar area, add additional doors and a carpet. Once complete this will be another facility available for residents and potentially the wider community. The Committee will continue to look for additional grant funding to fund these changes.

Native Vegetation and Walking Trails

The Committee and a small group of volunteers have attended working bees throughout the year to improve the vegetation around East Bay. A combination of dune protection, new plants, weed and pest management and bushfire prevention must be balanced as we continue to expand the areas we proactively manage. The Committee has committed to commence the expansion of the walking trails in line with the original Development concept. As with previous years we will continue to source grant funding to reduce the cost to the Corporation.

Sale of the Development Lots

You will recall that Mr Rowlands has an option to purchase 4 of the 5 remaining Development Lots subject to them being removed from the Point Boston Community Corporation. Unfortunately to achieve this a unanimous vote was legally required. A unanimous vote wasn't achieved so the Corporation has commenced legal proceedings at the Adelaide District Court to change the requirement for a Unanimous Resolution to a "Special Resolution". At the time of writing only one Lot holder is opposing the Corporation and I may have to attend Court later this month. If successful I anticipate that we can excise the Development Lots from the Corporation. Mr Rowlands has a contract with the Corporation to gift the Development Lot (3.6ha) within East Bay to the Corporation as well as \$120,000.

For the 207 existing Lot holders it means that we could become a gated community, the Development Lot and 620ha appx. of community land becomes solely ours as does the millions of dollars of infrastructure already in existence, including the and the vacant wastewater treatment plant building. Any future decisions will be made by East Bay Lot holders only. The Corporation will have no responsibility for any infrastructure built in the excised Development Lots.

Bank Guarantees

Around \$920,000 in Bank Guarantees was deposited with the CBA and held by District Council Eyre Peninsula (DCLEP) by the original (now Bankrupt) Developer in around 2007. These funds were intended to be used to fund the construction of the original wastewater treatment plant. The documentation was very prescriptive with what was to be constructed and stated that the funds couldn't be released until there were 100 homes at Point Boston. Over the last 16 years inflation and the lack of interest payments has devalued the funds. The cost of the wastewater treatment system increased by around 150%. With the subsequent approval and construction of the new wastewater treatment system we have sought a solution with DCLEP and the Receiver. I am pleased to announce that there has been an agreement and \$719,000 is to be transferred to the Corporation via DCLEP. It is likely that the funds will be in our account by the time you read this report. This is fantastic news for the Corporation as we will be able to repay the money borrowed from the Sinking Fund. This places the Corporation in a very strong position with ongoing financial security.

New Lake and Community Space

Lot holders may recall from previous correspondence that there were several historic sand mining sites across the community land at Point Boston. Last year we successfully lobbied the Department of Mining and Resources for funds to rehabilitate these areas back to a more natural looking landscape. The Department agreed to pay for this work and transferred \$29,000 to the Corporation. As a result, we were able to combine the rehabilitation works with the construction of wastewater treatment system. By coincidence they were next to each other. The

largest sand mine has been reshaped to form a lake/billabong with small islands in the middle. The fresh water will encourage wildlife to this area, and it is envisaged that it will provide year-round drinking water. I cannot describe how great this area has turned out. With the assistance of our resident volunteers, the area has been revegetated with native vegetation.

There are ongoing plans to develop this as a community area for picnics, birdwatching etc. with mains water and sewage already installed as a result of the previous projects.

Committee Nominations

The most important part of the Corporation will always be the Committee. The current Committee members are re-standing for election. I can say that all current members are passionate and proud of Point Boston. They have been performing extremely well and I ask that you support their nomination to be re-elected. There is a vacant Committee position. Point Boston resident Matthew Ewing has agreed to nominate for this position. I ask that you support his nomination. Matthew has just finalised the approval process to build a new house at Point Boston.

In conclusion I can say that the grounds and walking trails around East Bay continue to be well maintained and I am grateful to our groundskeeper Michael and all our committee members. I thank all the volunteers who attend the various working bees for their dedication to keeping Point Boston as the best place to live on the Eyre Peninsula.

To Lot holders – Please show your support by voting and please make sure our Corporation Manager - Steve Geyer at Whittles has your email address. Without an email address you do not receive all the regular Committee minutes or updates.

Ian Crossland
Presiding Member
Point Boston Community Corporation 25691 Incorporated
5th March 2023