**Presiding Officers AGM report March 2015**

This year has been an extremely busy year for the Committee. At the beginning of the year I was confident that we could build on our ongoing achievements to improve the value of our investment whilst keeping our fees to an absolute minimum.

Although I am keen to support the new Point Boston Committee I can no longer dedicate the amount of time required to fulfil the role of Presiding officer and instead will nominate as a Committee member. I would like to thank all the committee members for the time and effort they have freely given to assist me and our Corporation Manager Ian Wallis.

As mentioned in previous correspondence all Stage 1 lots have been sold. Initial talks with the new owner of the remaining residential development lots have been promising. Changes to the Development Plan and the Scheme Description will be a long term project with no guaranteed outcomes.

During the year the Committee faced a number of challenges.

Mains SA Water pipe

This pipe is around 6km long and is owned by the Point Boston Corporation. Over the last two years we have suffered a number of leaks. Due to the sandy soil these leaks have been difficult to locate. A number of additional pressure release valves were installed to assist in the detection of the leaks. We are unable to detect at least two leaks in this pipe. To maintain a drinking water supply to the houses currently occupied the committee has authorised water carting to our site. New leaks within the development are currently adding to this problem as we are now losing water within the development. As a result of this issue the committee are conducting the following:

* pursuing the pipe manufacturer "iPlex" to explain why the pipe continues to split
* arranged for an Adelaide company to attend the site with specialist equipment to assist in the location of leaks (hopefully in the next few weeks)

Sewage Carting

The ongoing carting of waste water (treated sewage) is an ongoing expense which will increase exponentially with each new occupied house. To reduce this cost the Committee sought to commission the use of our waste water evaporation ponds. We held meetings and subsequently engaged the services of an engineer in March

2014. This engagement recently ended without a satisfactory result. A new engineer is now urgently required and I suggest that this should be a priority for the new Committee. Once commissioned the current infrastructure is able to evaporate the waste water for around 120 homes.

Flood Damage to stormwater infrastructure

During last winter, heavy rainfall caused some flood damage to our roads and swales. Fortunately the majority of the damage will be covered by our insurance company. Our original engineer was asked to supply a scope of work for a local civil engineering company to complete. Having failed to supply the scope of work the Committee have been attempting to source an alternative engineer willing to take on this work. These repairs will be completed once we have a report from a qualified engineer.

In closing I would ask the new Presiding Officer to focus on essential infrastructure and the long term strategic plan for Point Boston initiated by this Committee. Decisions should be made for the benefit of all lot holders.

**Communication** - I would remind everyone that the minutes of our monthly meeting are e-mailed to all lot holders who have supplied an e-mail address. Minutes can be accessed through Whittles internet page. Our own webpage has minutes from the AGM, special notices and a number of useful documents. The Committee responds to all correspondence sent through Whittles.

Ian Crossland

Presiding Officer

Community Corporation 25691