



TAMALA PARK
Regional Council

Meeting of Council

MINUTES

Thursday 10 December 2015, 6:00pm
City of Joondalup
90 Boas Avenue, Joondalup

TAMALA PARK
REGIONAL COUNCIL
(TPRC)
COMPRISES THE
FOLLOWING
COUNCILS:

Town of Cambridge
City of Joondalup
City of Perth
City of Stirling
Town of Victoria Park
City of Vincent
City of Wanneroo

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MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Louis Carr	
City of Joondalup	Cr John Chester Cr Kerry Hollywood	
City of Perth	Cr Janet Davidson OAM JP	Cr Jim Adamos
City of Stirling	Cr Karen Caddy Mayor Giovanni Italiano JP (Chairman) Cr David Michael Cr Rod Willox AM JP	Cr Terry Tyzack
Town of Victoria Park	Cr Keith Hayes	
City of Vincent	Mayor John Carey	Cr Jimmy Murphy
City of Wanneroo	Cr Dianne Guise (Deputy Chair) Cr Brett Treby	Cr Domenic Zappa Cr Hugh Nguyen

PRESENT

Chairman	Cr Giovanni Italiano
Councillors	Cr Karen Caddy Cr John Carey Cr Louis Carr Cr John Chester Cr Janet Davidson Cr Diane Guise Cr Keith Hayes Cr Kerry Hollywood Cr David Michael (arrived 6:15pm) Cr Brett Treby Cr Rod Willox
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie von Stieglitz (Executive Assistant)
Apologies	Nil
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Aaron Grant (Satterley Property Group) Mr Simon Flesher (Satterley Property Group) Mr Mark Hunter (Satterley Property Group) Mr Nigel Satterley (Satterley Property Group)
Councils' Advisors Apologies	Mr Anthony Vuleta (Town of Victoria Park) Mr Jason Lyon (Town of Cambridge) Mr Len Kosova (City of Vincent)
Councils' Advisors in Attendance	Mr Paz Bracone (City of Wanneroo) Mr Jason Lyon (Town of Cambridge) Mr Ross Povey (City of Stirling) Mr Mike Tidy (City of Joondalup)
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

Chairman declared the meeting open at 6:02pm.

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Cr Michael advised that he would be a late attendee.

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 15 October 2015

Moved Cr Willox, Seconded Cr Davidson.

That the minutes of the Ordinary Meeting of Council of 15 October 2015 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (11/0).

BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

Item 9.19 Development Management Agreement – Key People

8. REPORTS OF COMMITTEES

Management Committee Meeting – 19 November 2015

Cr Treby – Chairman Management Committee advised that Items 9.6 - 9.9 and 9.13 had been considered by the Management Committee at its meeting of 19 November 2015 and were recommended to Council.

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.19)

9.1 BUSINESS REPORT – PERIOD ENDING 29 NOVEMBER 2015

Moved Cr Guise, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council RECEIVES the Business Report to 29 November 2015.

The Motion was put and declared CARRIED (11/0).

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF SEPTEMBER & OCTOBER 2015

Moved Cr Treby, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the Statements of Financial Activity for the months ending:

- **30 September 2015; and**
- **31 October 2015.**

The Motion was put and declared CARRIED (11/0).

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF SEPTEMBER & OCTOBER 2015

Moved Cr Caddy, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for the months of September and October 2015:

- **Month ending 30 September 2015 (Total \$1,310,880.67)**
- **Month ending 31 October 2015 (Total \$2,751,616.15)**
- **Total Paid - \$4,062,496.82**

The Motion was put and declared CARRIED (11/0).

9.4 PROJECT FINANCIAL REPORT – OCTOBER 2015

Moved Cr Carr, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council RECEIVES the Project Financial Report (October 2015) submitted by the Satterley Property Group.

Cr Michael arrived during discussion on this Item (6:15pm).

The Motion was put and declared CARRIED (12/0).

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 29 NOVEMBER 2015

Moved Cr Caddy, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council RECEIVES the Sales and Settlement Report to 29 November 2015.

The Motion was put and declared CARRIED (12/0).

9.6 DISTRIBUTION TO PARTICIPANT LOCAL GOVERNMENTS – DECEMBER 2015

Moved Cr Chester, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council APPROVES the deferral of the December 2015 Distribution to Participant Local Governments until February 2016 when Council will consider the Mid Year Review of the TPRC budget 2015/2016 and consider the impacts of the deterioration of market conditions and lower residential lot revenue on the TPRC budget 2015/2016.

The Motion was put and declared CARRIED (12/0).

9.7 DISPOSAL OF CENTRAL PRECINCT LOCAL CENTRE SITE

[The recommendation in the agenda]

That the Council:

1. RECEIVES the Catalina Local Centre Site Business Case Report (dated November 2015), prepared by Satterley Property Group.
2. APPROVES the disposal of the Central Precinct Local Centre site (Lot 646) by public tender, subject to design guidelines that address the following:

- Orientation to public streets;
 - Passive surveillance of public open space;
 - Vehicle access from streets other than Aviator Boulevard;
 - Location of parking.
3. APPROVES that the Central Precinct Local Centre Tender to include requirements that the development of the site should incorporate a mix of retail, office and residential uses and also support the TPRC sustainability objectives which include the following:
- Passive solar design;
 - Installation of Photovoltaic panels;
 - Other sustainability initiatives;
 - Participation in Catalina Waster Recycling Program;
 - Alternative construction methodologies.

Moved Cr Caddy, Seconded Cr Carey.

[An amended tabled recommendation]

That the Council:

1. **RECEIVES** the Catalina Local Centre Site Business Case Report (dated November 2015), prepared by Satterley Property Group.
2. **APPROVES** the disposal of the Central Precinct Local Centre site (Lot 646) by public tender, subject to design guidelines that address the following:
 - **Orientation to public streets;**
 - **Passive surveillance of public open space;**
 - **Vehicle access from streets other than Aviator Boulevard;**
 - **Location of parking;**
 - **Provision of pedestrian and cyclist facilities integrated into the development;**
 - **The layout of buildings, car park areas and other infrastructure designed to maximise pedestrian and cyclist movements and links between the Local Centre, Stage 11 public open space, the proposed Primary School and adjoining residential areas.**
3. **APPROVES** that the Central Precinct Local Centre Tender to include requirements that the development of the site should incorporate a mix of retail, office and residential uses and also support the TPRC sustainability objectives which include the following:
 - **Passive solar design;**
 - **Installation of Photovoltaic panels;**
 - **Other sustainability initiatives;**
 - **Participation in Catalina Waster Recycling Program;**
 - **Alternative construction methodologies.**

The Motion was put and declared CARRIED (12/0).

9.8 CENTRAL PRECINCT GROUPED HOUSING SITES DISPOSAL AND DEVELOPMENT STRATEGY

[The recommendation in the agenda]

That the Council:

1. RECEIVES the Catalina Central Grouped Housing Sites Development Strategy (dated November 2015), prepared by Satterley Property Group.
2. APPROVES the disposal of Lots 341, 995 and 996 by public tender subject to design guidelines that address the following:
 - Orientation to public streets;
 - Passive surveillance of public open space;
 - Vehicle access from streets other than Aviator Boulevard;
 - Provides a built form that addresses Connolly Drive and Neerabup Road where relevant;
 - The building(s) addresses the internal street frontage to the Estate; and
 - Limits vehicle crossovers and screens parking from the street.
3. APPROVES that the Lots 341, 995 and 996 Tender to include requirements that the development of the site should incorporate a mixture of residential product and also support the TPRC sustainability objectives which include the following:
 - Passive solar design;
 - Installation of Photovoltaic panels;
 - Other sustainability initiatives;
 - Participation in Catalina Waster Recycling Program; and
 - Innovation in product and construction techniques.

Moved Cr Caddy, Seconded Cr Treby.

[An amended tabled recommendation]

That the Council:

1. **RECEIVES the Catalina Central Grouped Housing Sites Development Strategy (dated November 2015), prepared by Satterley Property Group.**
2. **APPROVES the disposal of Lots 341, 995 and 996 by public tender subject to design guidelines that address the following:**
 - **Orientation to public streets;**
 - **Passive surveillance of public open space;**
 - **Vehicle access from streets other than Aviator Boulevard;**
 - **Provides a built form that addresses Connolly Drive and Neerabup Road where relevant;**
 - **The building(s) addresses the internal street frontage to the Estate; and**
 - **Limits vehicle crossovers and screens parking from the street;**
 - **Provision of central private open space areas, developed as a resident meeting/recreation area, incorporating useable facilities and trees which will provide shade and amenity.**

3. **APPROVES** that the Lots 341, 995 and 996 Tender to include requirements that the development of the site should incorporate a mixture of residential product and also support the TPRC sustainability objectives which include the following:

- **Passive solar design;**
- **Installation of Photovoltaic panels;**
- **Other sustainability initiatives;**
- **Participation in Catalina Waster Recycling Program; and**
- **Innovation in product and construction techniques.**

The Motion was put and declared CARRIED (12/0).

9.9 REVIEW OF SHARED BORE TRIAL

Moved Cr Hollywood, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council:

1. **RECEIVES** the report prepared by the Satterley Property Group reviewing the Shared Bore Trial for Stages 4, 5 and 7.
2. **NOT APPROVE** the extension to the Shared Bore program to Catalina Beach and Catalina Grove.
3. **REQUESTS** that the Satterley Property Group further address this matter as part of the review of the Catalina Sustainability Initiatives Plan to be undertaken in May 2016.

The Motion as amended was as follows:

That the Council:

1. **RECEIVES** the report prepared by the Satterley Property Group reviewing the Shared Bore Trial for Stages 4, 5 and 7.
2. **NOT APPROVE** the extension to the Shared Bore program to Catalina Beach and Catalina Grove at this time.
3. **REQUESTS** that the Satterley Property Group further address this matter as part of the review of the Catalina Sustainability Initiatives Plan to be undertaken in May 2016.

The Motion was put and declared CARRIED (12/0).

9.10 FORECAST OF TPRC FYE 2016 BUDGET

Moved Cr Caddy, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council:

1. RECEIVES the Satterley Property Group advice on the Forecast of TPRC FYE 2016 Budget (dated 25 November 2015).
2. APPROVES the sales release of 15 lots within Stage 26 (Catalina Beach) in April 2016, subject to obtaining the necessary approvals and titles being able to be obtained within six months from the Sales Release.
3. NOT APPROVE the Early Construction rebate of \$8,000 being offered to all lots up to 380m² until 30 June 2016.
4. APPROVES the removal of the Mandatory Two Storey Requirement and applying the construction rebate for Lots 288, 295, 296 and 305 in Stages 11 and Stage 12.

Moved Cr Caddy, Seconded Cr Willox an amendment to delete Recommendation 3:

3. NOT APPROVE the Early Construction rebate of \$8,000 being offered to all lots up to 380m² until 30 June 2016.

The Amendment was put and declared CARRIED (12/0).

The Motion as amended was as follows:

That the Council:

1. **RECEIVES the Satterley Property Group advice on the Forecast of TPRC FYE 2016 Budget (dated 25 November 2015).**
2. **APPROVES the sales release of 15 lots within Stage 26 (Catalina Beach) in April 2016, subject to obtaining the necessary approvals and titles being able to be obtained within six months from the Sales Release.**
3. **APPROVES the removal of the Mandatory Two Storey Requirement and applying the construction rebate for Lots 288, 295, 296 and 305 in Stages 11 and Stage 12.**

The Motion was put and declared CARRIED (12/0).

9.11 REVIEW OF CATALINA SALES OFFICE OPENING HOURS

Moved Cr Treby, Seconded Cr Michael.

[The recommendation in the agenda]

That the Council:

1. **RECEIVES the Satterley Property Group report on the revised opening hours for the Catalina Sales Office, dated 25 November 2015.**

2. **APPROVES** the extension of the trial of revised opening hours of the Catalina Sales Office, as approved in December 2014, until February 2016.
3. **ADVISES** the Satterley Property Group that Council requires comprehensive advice on competing estates, sales against budget and feedback from the public and display builders to be presented for Council's consideration at its February 2016 meeting prior to considering the recommended change to the approved Sales Office opening hours.

The Motion was put and declared CARRIED (12/0).

9.12 REVIEW OF PURCHASER TERMS AND CONDITIONS

Moved Cr Chester, Seconded Cr Carr.

[The recommendation in the agenda]

That the Council:

1. **APPROVES** the following Sales Terms/Conditions and Incentives for all public release lots:
 - 1.1 Use of the 2013 REIWA Offer and Acceptance Contract with Special Conditions and Annexure.
 - 1.2 A \$2,000 deposit to be used in the Sales Contracts.
 - 1.3 A finance approval period of 60 days where finance is required.
 - 1.4 A 21 day settlement period from finance approval or the issue of titles, whichever is the later.
 - 1.5 A waterwise landscaping package to the front garden.
 - 1.6 A \$2,000 rebate for all homes constructed with a minimum 1.5kW capacity photovoltaic solar power system.
 - 1.7 Side and rear boundary fencing (behind the building line).
 - 1.8 A non-potable water supply to all front loaded lots within Stages 4, 5 & 7 of Catalina.
 - 1.9 Sales incentives (Items 1.5 – 1.8) being subject to homes being constructed in accordance with the approved Catalina Design Guidelines within 18 months of settlement for single storey homes and 24 months of settlement for two storey homes.
2. **APPROVES** the following Sales Terms/Conditions and Incentives for all builders allocation lots after:
 - 2.1 Use of the 2013 REIWA Offer and Acceptance Contract with Special Conditions and Annexures.
 - 2.2 A \$2,000 deposit to be used in the Sales Contracts.
 - 2.3 A finance approval period of 60 days where finance is required.
 - 2.4 A 21 day settlement period from finance approval or the issue of titles, whichever is the later.

- 2.5 Provision of a \$2,000 rebate for all homes constructed with a minimum 1.5kW capacity photovoltaic solar power system.
 - 2.6 A waterwise landscaping package to the front garden.
 - 2.7 Sales incentives (items 2.5 and 2.6) being subject to homes being constructed in accordance with the approved Catalina Design Guidelines within 18 months of settlement for single storey homes and 24 months of settlement for two storey homes.
3. **REQUESTS** the Satterley Property Group to review the Sales Terms/Conditions and Incentives for public release and builder allocation lots in twelve months and provide a report to Council.

The Motion was put and declared CARRIED (12/0).

9.13 MANAGEMENT COMMITTEE – TERMS OF REFERENCE/DELEGATIONS

Moved Cr Treby, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council:

1. **APPROVES** the Terms of Reference and Delegations to the Management Committee, dated December 2015.
2. **REQUIRES** that the approved Terms of Reference and Delegations to the Management Committee be reviewed in twelve months.

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (12/0).

9.14 ELECTED MEMBER ALLOWANCES

Moved Cr Guise, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council APPROVES:

1. **An Annual Allowance for the Chairman of the Council to be \$19,570 per annum.**
2. **An Annual Attendance fee for the Chairman of the Council to be \$15,450 per annum.**
3. **An Annual Allowance for Deputy Chairman to be 25% of the amount paid to the Chairman per annum.**
4. **An Attendance fee for Council members to be an amount of \$10,300 per annum.**
5. **Council members do not claim separate telecommunications, IT allowances or travelling allowance to meetings.**

6. A per meeting fee of \$232 for alternate Council members.

7. Elected member allowances are to be made quarterly in arrears.

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (12/0).

9.15 CATALINA SPONSORSHIP POLICY REVIEW 2015

Moved Cr Treby, Seconded Cr Carr.

[The recommendation in the agenda]

That the Council:

- 1. APPROVES the Sponsorship Policy (November 2015);**
- 2. DELEGATES to the Chief Executive Officer approval to determine sponsorship requests to a maximum of \$2,000 in accordance with the TPRC Sponsorship Policy.**

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (12/0).

9.16 ANNUAL REPORT FOR THE YEAR ENDED 30 JUNE 2015

Moved Cr Michael, Seconded Cr Davidson.

[The recommendation in the agenda]

That the Council ADOPT the Annual Report of the Tamala Park Regional Council for the year ended 30 June 2015.

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (12/0).

9.17 UDIA 2016 NATIONAL CONGRESS

[The recommendation in the agenda]

That the Council AUTHORISES Cr _____ and the CEO to attend the 2016 Urban Development Institute of Australia National Congress in Adelaide to be held on 8-10 March 2016.

Moved Cr Guise, Seconded Cr Michael.

[An amended recommendation]

That the Council AUTHORISES Cr Italiano and the CEO to attend the 2016 Urban Development Institute of Australia National Congress in Adelaide to be held on 8-10 March 2016.

For: Cr Chester, Cr Davidson, Cr Guise, Cr Hayes, Cr Hollywood, Cr Italiano, Cr Michael, Cr Treby and Cr Willox.

Against: Cr Caddy, Cr Carey and Cr Carr.

The Motion was put and declared CARRIED (9/3).

9.18 CHRISTMAS CLOSURE

Moved Cr Willox, Seconded Cr Davidson.

[The recommendation in the agenda]

That the TPRC administrative office be CLOSED over the Christmas period from 29 to 31 December 2015 (inclusive).

The Motion was put and declared CARRIED (12/0).

Moved Cr Treby, Seconded Cr Willox.

That Standing Orders be suspended to allow Confidential Item 9.19 to be discussed.

The Motion was put and declared CARRIED (12/0).

9.19 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE - CONFIDENTIAL

Moved Cr Willox, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council resolves to APPROVE the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

Name of Person	Position
Tony Aleksovski	Project Director

Name of Replacement Person	Position
Aaron Grant	Project Director

The Motion was put and declared CARRIED (12/0).

Moved Cr Treby, Seconded Cr Guise.

That Standing Orders be reopened and the meeting doors be opened.

The Motion was put and declared CARRIED (12/0).

The recommendation for Item 9.19 was read out as follows:

9.19 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE - **CONFIDENTIAL**

That the Council resolves to APPROVE the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

<i>Name of Person</i>	<i>Position</i>
<i>Tony Aleksovski</i>	<i>Project Director</i>

<i>Name of Replacement Person</i>	<i>Position</i>
<i>Aaron Grant</i>	<i>Project Director</i>

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIRMAN

Nil

13. MATTERS BEHIND CLOSED DOORS

Item 9.19 Development Management Agreement – Key People

14. GENERAL BUSINESS

The Chairman thanked Councillors for their efforts over the last 12 months and welcomed new Councillors to the TPRC. He thanked the TPRC CEO (Mr Tony Arias), the TPRC office and the Satterley Property Group for their efforts.

The Chairman indicated that significant achievements had been made over the past 12 months.

The Chairman concluded by wishing everyone a safe and happy Christmas.

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 7:20pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2016

as a true record of proceedings.

CHAIRMAN