

Date: Thursday, 13 June 2024

Location: Lifepoint Church Auditorium 61 Hopper Street, Mount Cook, Wellington 6011

Commenced: 7:15PM

Chair: Peter Ambrose (President)

Members Present in the room:

Shawn Manders, Alan Parkin, Fiona Gillespie, Alistair Gillespie, Andrew Grant, Anne Collis, Paul Surrey, Chris Fox, Tim Cuncannon, Danielle Nobis, Douglas Young, Lesley Gledhill, Igor Ametshaev, Lisa Sackville, Lynda Price, Matthew Percy, Matthew Underwood, Heather McMillan, Dion Chait, Pauline Gunawan, Matthew Wright, Adam Cockburn, Keith Powell, Suzanne Taylor, Andrew Perry

Public Attendance Present in the room:

Knight Hou, Helena (from Relab), Sam and Aaron from Keyhook.

Guests Present in the room:

None

Members Present on the livestream: 15

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1. Apologies

None.

2. Notification of General Business

None.

3. Minutes of the last meeting – matters arising and adoption of previous minutes

No matters arising.

Motion: That the minutes of the AGM held on Tuesday, 06 June 2023 be taken as read and are accepted as a true and correct record.

Moved: Peter Ambrose

Seconded: Matthew Underwood

PASSED

4. President's Report

Peter Ambrose delivered the WnPIA President's report for 2024.

Welcome to the Wellington PIA AGM for 2024!

It's that time of the year where I get to look back over the last 12 months and reflect on the highlights and challenges with a view of looking into the future. It certainly has been a tough year for investors and landlords. The change of government has given us all a bit of a lifeline and one thing for certain is that the next 12 months will also throw a lot of change our way, and let's hope that is all positive.

As the President of this Association and also on the Board of the NZPIF, I can advise you that there is a lot of work going on behind the scenes and none more so than the task of Advocacy for our members. The Federation, our umbrella Federation is in the process of employing a dedicated Advocacy and Communication Manager to increase the amount of lobbying and media appearances for investors and to be far more proactive for all our members.

To that end, I can say that the NZPIF and myself have been active in our response to the impacts and have made our views heard more and will continue to do so with the new government.

Despite the challenges, your committee has worked extremely hard to bring you relevant speakers and we have managed to increase our membership slightly, by 8 members and now have a membership of 333 as at 30 April 2024 which bucks the trend of other PIAs that have had significant membership decreases. Our churn rate is around 10% which is in line with most other Associations. This is a commendable effort, and I would like

to thank our committee members for their commitment and efforts over the last 12 months and also all the renewing and new members who have joined during the last 12 months.

Our challenge for the coming 12 months is to maintain and even increase membership while providing great value to our members.

We continue to enjoy the facilities of this venue and moving our monthly meetings to Thursday has also helped with increasing membership attendance.

We have had some great speakers over the last 12 months, and we hope you have gained some inspiration and knowledge from their presentations. This year, we have themed the monthly meeting around the property investing lifecycle. We started back in Feb with an economist and then moved to landlording, starting out in property investing and tonight we will hear about growing your property portfolio. This theme will continue through the year and include exit strategies in August.

We have seen other changes and additions this year with the onboarding of some new corporate member, including Trillium Business Advisors Limited, Powell & Co and BR Flooring which we are very thankful for and we also encourage our members to use their services.

Membership to the association gives us all opportunities for various discounts and I know the NZPIF is continually negotiating with other National suppliers to increase the offerings and we will communicate more when they are finalised.

As you will hear in the financial summary, the Association is still in a comfortable position which sets us up to provide quality speakers and events in the years to come.

To that end, I am pleased to announce that we have been able to keep membership subscriptions at the same level.

This year's annual NZPIF conference will be hosted by the Canterbury PIA and held in Christchurch on 18 - 20th October 2024 at the Te Pae Christchurch Convention Centre. The \$595 Early Bird Ticket special ends on 30 June so buy your ticket before the price goes up. Go to www.propertyconference.org.nz

Our Association has the mission of providing support, inspiration and education to our members and we have worked hard to provide a variety of speakers at our monthly meeting and introduce regularly monthly market ZOOM meeting and specific topics of interest special meeting along with our regular fireside chats, so I hope you have all found these extremely useful and helped you along the way on your property journey.

I would also like to take this time to thank the committee for their work and support throughout the year and their commitment to providing to you the best speakers, sponsors and support we can. We really do have a great team of talented people.

I would also like to acknowledge and thank our 2 Dayna's who administer and basically run the whole thing and are the first call to any of your queries.

Lastly, I would like to thank you, our members for supporting the Association and showing up to our meetings, it makes all the hard work rewarding.

So, we look forward to 2024-2025 year with anticipation around the new government delivering on its promises and the first round of interest rate cuts while we continue to provide great value to our members as we will work under our banner of support, inspiration, and education in all property related matters.

Thank you.

Motion: The President's report be accepted

Moved: Peter Ambrose

Seconded: Matthew Underwood

Report accepted.

5. Treasurer's Report

Matthew Underwood presented the 2024 Treasurer's Report. We have made about \$10k, we have \$90 in the bank.

Motion: That the Financial Accounts be accepted as a true and accurate record.

Moved: Peter Ambrose

Seconded: Adam Cockburn

PASSED

6. Confirmation of Officers

Tushar Sharma and Andrew Perry stood down as 2024 committee members. Peter acknowledged that Andrew Perry has served five years.

The following members were confirmed as the Committee Members all as one motion.

Motion: The confirmation of officers as follows:

Position	Position Holder
President	Peter Ambrose
Vice-President	Shawn Manders
Treasurer	Matthew Underwood
Secretary	(vacant)
Committee members	Adam Cockburn (Meeting MC) Darren Young (Fireside Host) Suzanne Taylor John Canty Danielle Nobis Tim Cuncannon

Moved: Peter Ambrose

Seconded: Adam Cockburn

PASSED

7. General Business

None.

8. Any notice of motion from the floor

None.

Meeting closed at 7:31PM.

I certify that these are a true and correct record of the minutes of the AGM held on Thursday, 13 June 2024.

_____ Dated: _____	_____ Dated: _____
Peter Ambrose, President, Wellington Property Investors' Association	Shawn Manders, Vice-President, Wellington Property Investors' Association