

MINUTES OF THE ANNUAL GENERAL MEETING OF
THE BODY CORPORATE 93205

Held On 28 October 2018

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Commenced: 7.30 pm

Present: Matthew Johns, Chris Winter, Cynthia Koks, Anneke Bishop, Rachel and Tim Foye, Alison Dyer, Angela Hicks, Qaisar Sundhu (and daughter), Rajesh Bhatt and Ish Singh.

Apologies: Bruce Grantham, Scott Dempsey and Janis Adams.

Minutes taken by: Cynthia Koks

- 1 Minutes of the AGM 2017 were passed.
- 2 The statement of accounts was adopted.
- 3 The draft new Body Corporate Rules was circulated to everyone by the Chairperson and asked for comment. But because not everyone had read the draft, the draft will be recirculated. You will have two weeks to comment on them before they are finalised.
- 4 There was a discussion on instigating a maintenance fund as required by s 116 of the Unit Titles Act. A draft maintenance list was discussed (as per the list below). The Sub-Committee will get costings for these and discuss how this will be funded:

Street furniture

Safety mirror at the top of the drive

New letterbox

New signage – “No Thoroughfare/Private Property” “Speed Limit 10 kmp”

Security cameras

Automatic gate at the top of the drive

A play area where the letterbox is situated (with Health & Safety requirements)

Invite an arborist to look at the health of the trees in communal areas.

Install a fence down the drive

Replace sections of concrete driveway as required

Improving general lighting in communal areas

- 5 For those that did not know previously, the grassed area by the Clifford Court sign is known as the *Seabrook Reserve*. The Chairperson is to ask that the weeds be sprayed at the time of mowing in this area, as well as down the driveway.
- 6 There is a need to discover the reason water streams periodically down the drive from the boundary fence.
- 7 The increase of our insurance is due to increased charges for earthquake and fire levies. There was general satisfaction with our current insurance policy.
- 8 It was agreed that better communication was required between the Sub-Committee and the Body Corporate residence. A quarterly newsletter will be distributed after the Sub-Committee meeting with general news from our community as well as official updates from the meetings.
- 9 It was thought a good idea would be to have a "List of Trusted Contractors" available to the residents. If anyone has had work done on their unit and has had very good service, please let someone on the Sub-Committee know who they are and their contact details and a list will be circulated in due course.
- 10 The New Chairperson is Chris Winter, who will be assisted by Rachel Foye. He was voted in unopposed.

The New Sub-Committee members are: Rachel Foye
Cynthia Koks
Ish Singh
Anneke Bishop
Qaisar Sundhu

- 11 Meeting closed at 8.44 pm.