

MINUTES OF THE ANNUAL GENERAL MEETING OF

THE BODY CORPORATE 93205

HELD ON 20 SEPTEMBER 2019

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Commenced: 7.30 pm

Concluded: 8.45 pm

Present: Chris Winter, Alison Dyer, Cynthia Koks, Graham Soughtton, Anneke Bishop, Bruce Grantham, Rachel Foye, Rajesh Bhatt, Glen Bishell, Ish Singh, Matthew Johns, Daniel Zeng and Eva Zhong, Qaisar Sundhu and son.

Apologies: Angela Hicks (verbal) and Janis Adams (by letter)

Minutes taken by: Cynthia Koks

AGENDA ITEMS

- 1 Elect a Chairperson
- 2 Elect a Body Corporate Sub-Committee comprising five members.
- 3 Status of Body Corporate Rules.
- 4 Insurance valuation due (timings and cost).
- 5 Payment to Chairperson reduction.
- 6 Other items as requested in nomination forms:
 - (a) Excess mail in letterboxes (main offenders 1/35, 2/35, 1/39, 4/49).
 - (b) Driveway assessment
 - (c) Charges for lack of participation for working bees (mostly landlords).
 - (d) House-washing and property maintenance standards.

1(&2) Our elected (unopposed) Chairperson is Bruce Grantham and our Sub-Committee are: Chris Winter, Rachel Foye, Ish Singh, Bruce Grantham and Cynthia Koks.

3 Rachel advised that we are still waiting for official notification from Land Information
New Zealand (LINZ) to advise us that the rules we have submitted have been approved.
However, please continue to act as if they are in force.

4 Chris has been in communication with insurance personnel who recommend we have
another valuation done of the whole complex. It was recommended that this be done
every two years to keep our insurance coverage up-to-date. The new Sub-Committee
will obtain new quotes before next year from independent valuers. The cost is hoped
to be in the vicinity of \$2,100 and will come out of the general funds.

5 Chris and Rachel felt that the Chairman's fee of \$800 was a bit high and have reduced
the fee to \$600 just for that year, which will be split between her and Chris for work
done on behalf of the Committee for 2019. This is not a permanent change, the new
chair is still entitled to the full \$800.

6 (a) As the excess mail in letterboxes seemed to affect largely rental
accommodation, an approach is to be made to landlords to place "No Junk Mail" signs
on their tenants' letterboxes to help alleviate this problem.

(b) Rachel explained what had happened in relation to the water overflow problem
down the driveway. A consultant from council assessed the situation, but unless
we can show them when it is happening, they can't test to confirm it is
stormwater or confirm its source. This is quite the challenge as it only happens
for a few minutes which is almost impossible to have them attend that quickly
to view the surge. We will continue to follow up on this issue, as we are
concerned it has a detrimental effect on the lifespan of the driveway.

As regards the deterioration of the driveway generally, the additional
maintenance fee will be directed to putting new panels of the driveway in. An
assessment of the driveway will be done in the next twelve months.

(c) There was general discussion regarding the non-participation of landlords and
homeowners alike at working bees, but it is difficult to find a date that suits
everyone. Eva and Daniel were enthusiastic to attend the next working bee and
would like to be kept informed of anything needing attention on their property.
Future events will provide alternative tasks that can be done outside the official
working bee day.

(d) Matt Johns has recently had his roof cleaned. He is to provide the details of his
contractor to Bruce, who will approach the contractor for a possible discount.
Bruce is to look into getting a discount for: house washing, roof cleaning and
guttering. **Please let Bruce know if you would like your house washed, roof
cleaned and guttering cleared.** He will then see if a discount can be provided.

7 **General**

The resolution was put to the meeting and carried that: We choose not to apply section 132(2) to have our financial statement audited. We need to pass this motion each year as a legal requirement.

Chris suggested we should internally check our accounts i.e. to have a second person in the Sub-Committee to look at the accounts to double-check things. It is a matter for the incoming Sub-Committee to look at.

The incoming Sub-Committee is to check that the concreted piece of land at the top of our driveway (where it widens near the footpath) is Council land. If it is Body Corporate land, we would be within our rights to stop the public parking there (mostly kindy parents).

Erecting a mirror to replace the one stolen at the top of the driveway is to be looked at for safety reasons.

A “Private Property/10 kms” sign is to be erected on the driveway to replace the gradient sign. Glenn (as a graphic designer) has agreed to draw this up.

Halloween is Thursday 31st October, please put a sign on your door if you do not want local children knocking for sweets.

Guy Fawkes Night is Tuesday 5th November and it was proposed a gathering on **Saturday, 9 November** take place in the area near the letterboxes to let fire crackers off safely for local residents. Please keep pets indoors.

If you would like to be added to the *WhatsApp* chat group, please let Chris know your mobile phone number.

Rachel asked for feedback on the *Newsletter*. Everyone was enthusiastic that it should continue as a way of letting people know information and of coming events.

The meeting was closed.

Bruce Grantham, Chairman