

**Minutes of Annual General Meeting  
of Trackside Villas Body Corporate 459854  
held at 2.00pm on Tuesday 27 June 2023  
at Hudson Room, Levin Cosmopolitan Club,  
47-51 Oxford Street, Levin**

**Present:** K King, P Leary, G Hatton, W & S Norton, P & C Thomas, M Mitchell, S Partridge, S Smith, N & S Collier, C Lange, M Gregory, M Jackson, W Singer, D Grigg, G Williams, P & T Bennett, H Robinson, P Satherly, L Tait, P Coleman, P Belt, C White, S Gray, G & J Findlay, K & C Williams, J Wray, J Tressider, T Dower, M Henry, M Cudby, I & M Nightingale, S Taylor, H Corbett, D Jones & H Highsted-Jones.

The Chairperson, Pat Thomas, thanked everyone for their attendance and pointed out exit points in the unlikely event of an emergency.

**Apologies:** F MacKay, J Dolan, P Tarrant, L & N Harris, M Morris-Denize.

**Resolved:** "that the apologies be acknowledged"  
C Thomas/M Mitchell

**Proxies:** Proxies were held on behalf of:  
P Tarrant  
J Dolan  
B & H Lintern

**Resolved** "that the proxies be approved"  
W Signal/M Mitchel

1. Confirmation of Minutes of Annual Meeting held 12<sup>th</sup> July 2022:

Mr Peter Coleman noted that Item 4 of the minutes relating to the Long Term Maintenance Plan stated the levy for the plan was \$2 per fortnight and the suggested increase be \$4 per fortnight. The minutes should record \$2 per **week** and \$4 per week respectively. The Minutes of the Annual General Meeting held on 12<sup>th</sup> July 2022 having been circulated were taken as read and confirmed as a true and correct record of that meeting, subject to the amendments above.

Moved: P Coleman  
Seconded: J Wray  
Carried

2. Matters Arising from Minutes: There were no matters arising.

3. Chairperson's Report: The Chairperson's Report was circulated to proprietors prior to the meeting and taken as read. The Chair spoke to his report saying the upcoming amendments to the Unit Titles Act were significant and would require a review of the agreement between the Manager, Levin Track Charitable Trust, and the Body Corporate by May 2024. This would be a task for the incoming committee to undertake. Currently the Manager carries out a number of tasks and duties for the Body Corp for a fee of \$10 per annum.

4. **RESOLVED:-** "That the Chairpersons report be accepted"

Moved: P Thomas  
Seconded: I Nightingale  
Carried

5. Financial Report for Year Ended 31 March 2023 The financial report was distributed to proprietors prior to the meeting. The report was prepared by Bruce Warden and reviewed by Kevin Peden.

There was a surplus of \$12,831 after tax. The Insurers AON, quoted \$145k approx for the next year. As a result, the committee after 'shopping around' for a better deal secured a very similar policy for \$99,001, reducing by \$12,435 the insurance expense compared to the last premium paid.. The Committee have budgeted an increase in insurance for the coming year of 15%. Otherwise expenses were similar to the previous year.

In response to John Wray's query about Income tax, the secretary advised the interest generated by the Body Corp Term Deposits and savings accounts was taxable at 28c in the dollar.

The nature of some R & M expenses was queried, the Chairman advised he did not have the records with him and in any event those details were outside the scope of the AGM.

I Nightingale stressed that in view of recent weather events and the flow-on effect on insurance claims, it was important to maintain the standard of the village assets to avoid jeopardising any potential claim experience.

The Chairman assured the meeting that the Body Corp infrastructure was subject to inspection and painting programme for Villas was up to date.

RESOLVED:- "That the Financial Report for Year Ended 31 March 2023 be accepted."

Moved: P Coleman  
Seconded: C Williams  
Carried

6. Review of Financial Report: The review was undertaken by Kevin Peden. His report is attached to Financial Report. Review is undertaken annually.
7. Long Term Maintenance Plan: The Chairman spoke to the Plan as follows. The LTM plan is an important document and in fact a statutory requirement of the Body Corp. A levy of \$2 per week for each Villa was put in place on the creation of the first LTM plan to fund the future maintenance of Body Corp infrastructure. It was considered that this was now out of date and should be increased and he referred to the Notice of Motion to be considered later in the meeting. The Plan was due to be revised in 2028 and the appropriate professionals would be enlisted to assist with that process. There was no sign of maintenance work being required on any infrastructure at this stage.
8. Election of Chairperson: The Chairperson noted that as there were no other nominations for the position of Chairperson, he was elected unopposed.

RESOLVED:- "That Mr P Thomas be elected to the position of Chairperson".

Moved: J Wray  
Seconded: P Coleman  
Carried with Acclamation

Election of Committee: The Body Corp normally has 6 people making up the Committee. Four only nominations were received .and the Chairperson asked for nominations from the floor, no nominations were forthcoming. The Chairperson noted that under the amended Unit Titles Regulations, the Chairperson of the Body Corporate automatically became a member of the committee.

RESOLVED:- "That the four nominees listed below be elected to the committee unopposed.":

Pauline Leary

M Mitchell

G Findlay

T Dower

Moved: P Thomas

Seconded: L Tait

Carried

9. General Business:

Ian Nightingale, thanked the committee for their service during the year mentioning that it was not always an easy job.

10. Notices of Motion (attached)

The Chairperson invited John Wray to introduce his notices of motion. John opened by saying members of the Body Corp had lost trust and respect for the Manager, Levin Track Charitable Trust and read from his introduction attached.

P Coleman stated he was confused by the first motion, it seemed to him a statement and did not invite a for or against response

The Chairperson put each Motion to the Vote as follows:-

John Wray spoke to each motion.

Motion No 1	In Favour	16	Motion No 2	In Favour	17
	Against	1		Against	11
	Carried			Carried	
Motion No 3	In Favour	-	Motion No 4	In Favour	-
	Against	-		Against	-
	Carried Unanimously			Carried Unanimously	
Motion No 5	In Favour	-	Motion No 6	In Favour	30
	Against	-		Against	8
	Carried Unanimously			Carried	

P. Coleman  
proposed an amendment to motion No 6, changing the increase from \$2 to \$4 per week,  
the proposal was lost for lack of a seconder.

There was very little comment and discussion on any of the other Notices of Motion.

The Meeting was declared closed at 2.53 pm

Signed.....

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Chairperson