



**MINUTES OF
THE ANNUAL GENERAL MEETING OF
HUME HOUSE BODY CORPORATE NO. 83149
Conducted via Zoom on
Friday 29 November 2024 at 12'noon**

Web site: www.ypm.co.nz/bc83149 Username: bc83149 Password: 8o745tfd

1.0 Meeting Formalities

1.1 Present

Saya Hashimoto (4) Chairperson	Martin Cayford (11)
Abdul Malk (82E)	Nagin Manga (38/GR1)
Alan Pearson (23)	Ray Macleod (81F)
Ankush Juneja (17)	Nikki Earnshaw (30)
Bas Parsad (15)	Josh Colenso (2)
Ben Pearson (31)	Sandi Reily (80G)
Brendan Ralph (5)	Stirling Smidt (86A)
Maya Kutchitt (34)	Suzanne Goodhue (28)
Linley Caudwell (6)	Thomas Perry (24)
Malcom Hodge & Moana Meyer (7)	Warren Price (9)
Mark Hashimoto (22)	

Geoff Holgate – YPM
Dricky Croucamp - YPM

1.2 Proxies

Zheng Jin (20) – Dricky Croucamp

1.3 Postal Votes

Stephen & Bridget Hall (26)
Olivia Krakosky (1)

1.4 Apologies (other than proxies and postal votes)

Shane Waldron

1.5 Quorum

A quorum of 11 was present and the meeting proceeded .

2.0 Previous Minutes

Moved: By Ordinary Resolution that the Minutes of the AGM held on 23 November 2023 be accepted as a true and accurate record of proceedings.

Chair/Linley/Carried

Moved: By Ordinary Resolution that the Minutes of the EGM held on 31 July 2024 be accepted as a true and accurate record of proceedings.

Chair/Ben/Carried

Moved: By Ordinary Resolution that the Minutes of the EGM held on 26 September 2024 be accepted as a true and accurate record of proceedings.

Linley/Chair/Carried

Matters arising not covered elsewhere:
None.

3.0 Body Corporate Management Committee

3.1 Chairpersons Report

The Chair mentioned that it will be her last AGM and thanked the committee and YPM. She mentioned that she would not be standing for the committee again.

The Chair thanked both the subcommittees for the work they have done. There is one subcommittee looking at potentially selling the building and the other subcommittee is looking at rescoping the project and trying to reduce the costs for doing the weather tightness work that is required.

3.2 Subcommittee Introduction – Rescoping the project

Ray Macleod and Alan Pearson agreed to present. Ray thanked everyone who turned up to listen. The group did an extensive review of all available information and reports from the consultants who were engaged. He said that they recognise that their first and foremost duty lies with the welfare of the Body Corporate and its unit owners.

Brosnan's is a large construction company in Wellington who specialises in this sort of remedial work. They were engaged along with Highrise Group. The resulting feedback was that something could be put in place at a cost between \$1.6 and \$2 million including GST.

He then highlighted the different options available as distributed in the information pack. There is also an option to explore financing over a period of time if unit owners would be interested.

The subcommittee would like to continue working as an officially sanctioned subcommittee of the Body Corporate, reporting back to the Chairperson and the members of the Body Corporate. Timing is an important aspect and the aim is to commit sometime next year as the building cannot be allowed to deteriorate any further. This is also a requirement of the Unit Titles Act.

Alan Pearson said that he had met with the contractors on site. Any unnecessary inputs would be stripped away and only people who are well qualified and hands on would be contracted. Extensive deferred maintenance is not recoverable and it is important to get the building up to the state it should be in. A long-term maintenance plan will be put in place to prevent the building deteriorating. He referred to the information regarding steel windows that was included in the information pack.

A question was raised about the lower cost and if any improvements have been left out of scope. It was stated that no required work has been omitted and that the lower cost is in part due to not making use of Project Managers and Architects. The subcommittee would approve contractors directly. If the option of replacing the windows with aluminium windows was selected, then Brosnan can do it in a much less invasive way and occupants would not have to vacate their apartments. The asbestos removal can be dealt with in a routine manner. The subcommittee is looking for a mandate to do further investigation now and would only look at a decision at a later date.

Alan advised that they will be doing the further investigation pro bono as there are relevant professional skills in the group. Ray is a civil engineer and economist; Alan has management experience with infrastructure projects and properties; Sterling has experience and so has Nikki.

A question was asked about the repainting of the building. Ray pointed out there is no requirement to use a plaster system for the cracks in the concrete as the painting system which is planned will be sufficient. The surface coating will be a flexible membrane.

The building has a steel frame and concrete panels on the outside. The contractors who looked at maintaining the steel windows said that dealing with the rust is included in the scope.

3.3 Subcommittee Introduction – Potentially selling the building

Maya introduced herself and declined the nomination to be Chairperson.

The reason why selling the building is investigated is in response to the financial burden of the proposed special levy and the reluctance of some owners to approve the required expense. She expressed her understanding that a decision like this can feel overwhelming, especially to those who have lived in the building for a long time.

Instead of exchanging cash with a developer, an alternative option was discussed where the developer could add value to the existing building. Examples include adding additional floors or units, which the developer could sell on the open market. This option would allow existing owners to retain their current units while the developer takes responsibility for repairing the building.

Owners who prefer to sell for cash could still do so. Owners who want to retain their units could potentially explore this alternative arrangement. It is unclear whether developers would agree to such terms, but this can only be determined by engaging with the market. To explore this option, a proposed \$75,000 special levy was discussed. When divided among 40 owners, the contribution would range between \$1,000 and \$2,000 per unit. A pros and cons analysis of selling vs. exploring alternative options has been conducted and is available in the report. Owners are encouraged to consider which decision aligns best with their long-term interests and peace of mind. The group agreed that engaging with developers is essential to evaluate this option further. Members emphasized the importance of exploring all avenues before making a final decision.

There may be upcoming changes in the NZ seismic regulations. Geoff (YPM) noted that a new seismic evaluation has the possibility of the building being rated as earthquake prone.

As a seismic rating at this stage was estimated at around \$50,000 and deemed unnecessary at this stage, it was decided to amend the resolution to spend only \$25,000 on investigating selling the building. There was discussion around the need to have a unanimous agreement to sell to be successful.

Ordinary Resolution: *That the Committee has the authority to spend \$25,000 investigating the option of selling the building.*

Jo/Maya/Failed

3.1 Election of Committee & Chairperson

Dricky confirmed nominations received:

Committee nominations:

Alan Pearson
Brendan Ralph
Jo McMillan
Ben Pearson
Maya Kutchitt
Ray Macleod
Shane Waldron

Moved: By Ordinary Resolution that the nominations for the Committee be accepted.

Linley/Stirling/Carried

3.1.1 Number of Committee members

Moved: By Ordinary Resolution that the Committee shall consist of 7 members.

Alan/Linley/Carried

3.2.2 Quorum for the Committee

Moved: By Ordinary Resolution that the number required for the quorum of the Committee be set at 4 members.

Stirling/Ben/Carried

3.2.3 Chairperson nominations:

Of the nominated persons, only Ray Macleod accepted the nomination.

Moved: By Ordinary Resolution that Ray Macleod be elected as Chairperson.

Ben/Linley/Carried

3.2.4 Delegation of Duties

Moved: By Special Resolution that the Body Corporate Committee shares the powers and duties of the Body Corporate and Chairperson that are allowed to be delegated.

Linley/Ben/Carried

4.0 **Facilities Managers Report**

The Facilities Management Report was taken as read.

It was mentioned that the cleaning of the common areas is not satisfactory and needs to be reviewed.

Action: Committee and YPM (Louise)

No Health & Safety incidents, accidents or near misses occurred during the reporting period.

5.0 **Administration & Finance**

Geoff spoke to the Financial Statements as circulated.

5.1 2024 End of year accounts.

Moved: That provision is made in the budget to claw back \$12,000 for the contingency fund.

Action: YPM (Callan)

The Committee will have to try and reduce unnecessary spending, like the removal of dumped rubbish and extra cleaning.

Moved: By Ordinary Resolution that the Financial Statements for the year ended 30 September 2024 be accepted.

Brendan/Ben/Carried

5.2 Appointment of an Auditor

Moved: By Special Resolution that the accounts to 30 September 2025 not be audited/reviewed or undergo a special verification procedure.

Warren/Jo/Carried

5.3 2025 Proposed Budget

Moved: By Ordinary Resolution that the proposed 2025 budget of \$468,800 and levy schedule be approved with quarterly payments on the first day of each quarter by automatic payment, commencing 1 January 2025 and continue until further notice. The budget to be amended by adding \$12,000 as a contingency clawback, resulting in a total budget of \$480,800.

Jo/Stirling/Carried

Moved: By Ordinary Resolution that pursuant to the provisions of Regulation 17 of the Unit Titles Regulations 2011, the body corporate gives its approval for the Committee to enter into all necessary obligations on commercial terms that will give effect to any expenditure provided for in the budget and long-term maintenance plan.

Brendan/Ben/Carried

5.4 **Long Term Maintenance Plan**

The Long-Term Maintenance Plan will need to be reviewed shortly. Once it has been decided what the Body Corporate will be doing with the building, that will have to be incorporated into the LTMP. If a new LTMP is obtained halfway through the year it will be uploaded to the



website. Any prospective buyers will then be able to view it, but it will be noted that it still needs to be approved at the AGM.

Action: Committee

Moved: By Ordinary Resolution that the attached Long Term Maintenance Plan be accepted.

Alan/Linley/Carried

6.0 General Business

Items stored in the common areas or other shared spaces is an ongoing frustration. The cost of removing these items is an unnecessary expense for the Body Corporate. If the unit can be identified, the cost of removing these items will be on charged. It is possible that this is a result of tenants moving out and just leaving it out. It is the responsibility of unit owners to communicate clearly to their tenants that this is prohibited.

There being no further business the meeting was closed at 1:53pm.