

6. Election of Body Corporate Chairperson:

Nominations received for Tamzin Letele, no other nominations received.

RESOLVED THAT: Tamzin Letele is elected as chairperson for the Body Corporate until the next Annual General Meeting.

Moved: Sandy Taylor

Seconded: Julian Fordyce

CARRIED

7. Duties of Chairperson:

RESOLVED THAT: The delegated powers and duties of the Chairperson under the Unit Titles act 2010 be delegated to the Body Corporate Committee.

Moved: Tamzin Letele

Seconded: Heather Taylor

CARRIED

8. Election of Body Corporate Committee:

Nominations received for Tamzin Letele, Heather Ellis, Sandy Taylor.

RESOLVED THAT: Tamzin Letele, Heather Ellis, Sandy Taylor are elected as Committee Members until the next Annual General Meeting.

Moved: Hillary Smeeton

Seconded: Julian Fordyce

CARRIED

9. Annual Accounts:

RESOLVED THAT: The financial accounts for 1 September 2018 to 31 August 2019 be accepted.

Moved: Heather Ellis

Seconded: Richard Krebs

CARRIED

10. Auditor:

RESOLVED THAT: In accordance with the provisions of Section 132(8) in the Unit Titles Act 2010 the financial statements of the Body Corporate for the year ending 31 March 2019 are not audited.

Moved: Sandy Taylor

Seconded: Craig Sims

CARRIED

1 x AGAINST

11. Debt Collection

RESOLVED THAT: First Street Body Corp Management Ltd are authorised to recover any unpaid levies owed to the Body Corporate, whether through Court or Tenancy Tribunal or otherwise, and to levy interest at the rate of 10% per annum as provided by Section 128 of the Unit Titles Act 2010 on any monies outstanding.

All costs, debt administration fees and expenses involved in the recovery shall be charged against the defaulting proprietor in full and that any lawyers appointed by the Committee, may act as duly appointed agents in the Court or Tenancy Tribunal as necessary, pursuant to Section 171(3) of the Unit Titles Act 2010, for the Body Corporate where required for debt collection.

Moved: Tamzin Letele

Seconded: Julian Fordyce

CARRIED

12. Insurance:

Owners present agreed that insurance to be placed with Vero Insurance via Broker Webb.

Owners are reminded that if they require an updated Certificate of Insurance for their banks then please contact First Street.

It was reiterated to the owners the importance of complying with the rules and regulations surrounding any form of short stay that is not on a residential tenancy agreement including Air BNB and the implications this will have on insurance cover.

- The Body Corporate Secretary must be notified if any unit is being used for Air BNB or short term leases.
- The Property Owner/Property Manager (not cleaners) must inspect the property after every use.
- Units that have the above may have a higher excess, fire levy and Government Earthquake levy.

There are additional items that Owners need to be aware of, these will be detailed in the Insurance Summary. Though should the regulations not be followed then this could impact the insurance cover for those units.

Any Owner renting their unit out for Air BnB/ Short Stay should contact Tony at First Street for full insurance conditions surrounding short term rentals.

It was noted that some owners were attempting to assist Air BnB tenants by attaching lockboxes around the building/exterior. If any lockboxes are found attached to the common areas or exterior, they will be cut off and disposed of.

13. Maintenance

Lift Condition Report:

An independent lift condition report was completed by Vertrans, this identified that the lift is approximately 30 years old and is coming to the end of its life expectancy and is in need of an upgrade due to obsolescence of all parts. It was recommended that the Body Corporate obtain quotes for a replacement lift and look at conducting this project in the near future. It was agreed by those present that the Building Manager was to go to market to obtain 3 quotes which would be presented to the owners for consideration at the next AGM.

Common Garden Area:

The Building Manager advised that the common area garden at the rear of units 5 & 6 had been weed sprayed and owners discussed the approach to maintaining this area.

Richard Krebs, owner of unit 5 was present and advised that he was happy to maintain the area at the rear of his unit at his own cost and would be planting some low maintenance shrubs/ground cover, in return for exclusive use of that area. There was a discussion around putting a communal herb garden at the rear of unit 6, however Owners present agreed that this would come with its own complications therefore agreed to continue to weed spray the common garden area at the rear of unit 6, the cost would be covered by the Body Corporate

Vent Repairs:

The repairs were approved and would be covered under R&M.

Window Apartment 4:

The repairs were approved and would be covered under R&M.

Tree Trimming:

This is to be conducted and will be covered under R&M.

CCTV:

The matter of additional CCTV cameras was discussed, a quote had been obtained just prior to the AGM which would provide an additional 7 cameras across 3 levels which would cost approx.. \$12,000 +gst. It was agreed that the CCTV system would be reviewed later in the year with a provision of \$5,000+gst from R&M being put aside to update the current cameras to provide better coverage.

14. Building Manager Report

The Building Manager Report was circulated prior to the meeting. Owners present wanted to note a special thanks to Craig Bong, Building Manager for his work over the past year.

15. Discussion on Long Term Maintenance Plan

RESOLVED THAT: The Long Term Maintenance Plan be accepted and that it be reviewed annually with any changes accepted at each Annual General Meeting.

Moved: Heather Ellis

Seconded: Julian Fordyce

CARRIED

16. Budget

RESOLVED THAT: the draft operating budget of \$149,818.00 inc gst be adopted and levied to all owners as provided in section 121 of the Unit Titles Act 2010. Levies are to be paid in 5 instalments, with levy payments due 20th November, 20th January, 20th March, 20th May with the last instalment due 20th July 2020.

Levy Letter:

Any owner that would like their annual levy amount and instalments or a detailed breakdown of their individual levies compared to the approved budget should email bc@firststreet.co.nz.

Moved: Julian Fordyce

Seconded: Craig Sims

CARRIED

1 x AGAINST

17. General Business

Owners present discussed the ongoing matter of owners/tenants who have pets in the building allowing their dogs to soil on Common Property. It was noted that despite this being stipulated in the complex rules it was still an issue.

It was agreed that the complex rules were due to be updated, this would be a task that the new committee would conduct, and any changes would be sent to all owners for approval. Once approved these would be circulated to all owners and tenants.

There being no further business the meeting closed 6.40pm

Per



First Street Body Corp Management Ltd
On behalf of Body Corporate 349938