

BC 349938 – 30 HEATHER STREET

MINUTES OF COMMITTEE MEETING

Monday 7th October 2024 at 5:30 pm in Apartment No.17

Present

- Richard Cuthbert (Chair), Heather Ellis, Sandy Wilson.
- Craig Bong (Building Manager)
- Nicki Pugh (First Street)

Apologies

- Jacobi Kohu-Morris

Declaration of interests

- Nothing to declare; no conflicts.

Previous meeting – 27th March 2024

- Minutes were accepted.
- Matters arising:
 - Emergency Door Release buttons in the garages – independent fire engineering advice suggests there could be a case made for the EDRs to be removed. But it would probably not be easy/quick to reach such an agreement. It was agreed that the new garage gate locks have reduced the need for removal of the EDRs.
 - Rust repairs to balustrade – any work will be for owners' account rather than the Body Corp.
 - Insinkerators – if not used regularly they can cause blockages. We believe that some owners are having them removed now that there is the Council food scrap collection service.

Building Manager's Report

- Recent recurrence of minor water ingress in Apt 4 during a severe weather event – high wind and heavy rain. Building wash did not lead to ingress and the contractor's detailed external observation did not identify problems. Craig will ask for photos and investigate the presence of drainage holes at the base of the window; and subsequently, whether the owner is willing to put up with the potentially large-scale, intrusive internal investigations to trace the source.
- Emergency lighting – 10 units each in stairwells and lobbies require replacement (>20 years old). Units cost \$200 and \$150 each respectively. The full job is likely to cost < \$5k. Agreed we proceed.
- CCTV – Craig will ask our contractor if an additional camera can be installed giving an image of the intercom panel outside the front door.
- Lift panel – the floor 0 button isn't working. Craig will investigate fitting a new panel.

Insurance renewal

- Six insurers invited, resulting in two quotes from NZI and Vero. Agreed we renew with Vero, subject to:
 - Price – the quoted premium is subject to negotiation, currently an increase of 11% on 2023
 - Sight of detailed Ts & Cs, especially the excess for water damage
 - Office bearers' insurance premium

Nicki will follow up.

Long Term Maintenance Plan

- Plan Heaven's draft 30-year plan has been approved and will be put to the AGM for acceptance. It provides for successive annual increases of 5% in the owners' levy that goes into the LTM Fund.

Finance

- FY24 year-end figures showed a saving of \$15k on budget. This amount will be transferred to the contingency fund.
- The provisional FY25 budget targets a zero increase on FY24. This is possible primarily because in the last few years the Repairs and Maintenance budget of \$30k has not been spent – we are recommending reducing it to \$25k. Awaiting final insurance renewal figures to confirm budget.

Chair and Committee nominations

- Everyone agreed to stand again for the FY25 year.

Any other business

- Thanks were expressed to Craig for his good and hard work during the FY24 year.
- Nicki confirmed that we are compliant with the Unit Titles Amendment Act 2022.
- As part of the annual Building Warrant of Fitness (BWof) assessment, Auckland Council is requiring all Independent Qualified Professionals (IQPs) to identify the owner of the building (not the individual units) and give the contact details. Sandy will try to find out through NZ Title Search. We need to respond to the IQP before 22 November.
- Units 6 & 16 are currently unoccupied, seeking tenants.
- Unit 5 is being put up for sale; the pre contract disclosure statement (PCDS) will mention the minor weathertightness issues in a couple of apartments.

The meeting closed at 6:35pm.