

MINUTES OF ANNUAL GENERAL MEETING

BODY CORPORATE NO. 434350

THE ANNUAL GENERAL MEETING of this Body Corporate 434350 was held on 26th February 2025 at 5.30pm in the Birkenhead Library

Present Yulia Shalamova (12), Vincent & Diana Anderson (21), Cat Shields (2), Melanie Adriaansen (15), Rudolf Arada (6), Laura Armstrong (16), Rachel O'Connor (19)

Apologies:

Erin Paviour Smith (9), Helen Wilson (5) Kristin Mischler (3) Tayo & Owen Wright (17)

Proxies:

Helen Smith (5) to Rachel O'Connor (19) John & Rosalyn Walsh (22) to Barbara Macpherson

Chair It was moved that Melanie Adriaansen be appointed as Chair
Minutes taken Barbara Macpherson Manager

Owners Committee

The Body Corporate agrees by ordinary resolution that the Body Corporate Committee shall be made up of 6 Owners and the number of committee members required to constitute a Quorum will be 4 Owners.

Nominations Received for the Owners Committee are Melanie Adriaansen (15), Charles Rafi (1), Rachel O'Connor (19), John Walsh (22), Grant Gaffaney (10) Cat Shields (02)

Moved Rudolph Motion Passed Unanimously

Minutes from last AGM

It was moved that the minutes from the previous AGM were a true and accurate record of the meeting.

Moved Rudolph Motion Passed Unanimously

Financial Statements

The accounts as presented to the Owners showed a Bank balance of \$151,479.52 with Nett Assets \$113,263.55

Moved Cat Motion Passed Unanimously

Interest

The Body Corporate agrees by ordinary resolution that the interest rate on unpaid levies stay at 10% per annum.

Moved Cat Motion Passed Unanimously

Audit

The Body Corporate agrees by special resolution not to have the Financial Statements audited, reviewed or verified.

Moved Rudolph Motion Passed Unanimously

Budget \$119,436.66

The proposed Budget of \$130,547.81 was discussed by the Owners to find ways of reducing the costs.

It was agreed that Landscaping was to be reduced by \$5K to \$15,000.00. Owners are to look after their own areas in front and at the rear of their Units. Contractors to reduce their hours to fit in with the Budget.

It was further agreed to reduce the Common area Cleaning Budget by \$5K. The Units will only have the roof and guttering cleaned this year.

The Sinking Fund is to remain at \$11,500.00.

The Budget shall be raised by Utility interest in 3 instalments due for payment 1 month after Invoice date with a 10% discount for prompt payment. Invoices to be raised and due for payment as follows Instalment 1 due 31st March 2025, Instalment 2 due 30th June 2025 and Instalment 3 due 30th September 2025.

Moved Cat Motion Passed Unanimously

Pursuant to the provisions of Regulation 17 of the Unit Titles Regulations 2011, the Body Corporate gives its approval for the Manager or Committee to enter into all necessary obligations on commercial terms for any expenditure provided for in the Budget.

Moved Cat Motion Passed Unanimously

Insurance

That the Body Corporate agrees by ordinary resolution that cover be placed with CPF via Aon NZ Ltd for the coming 12 months at a premium of \$32,076.78 plus \$1,466.25 for Association Liability Insurance.

The body corporate undertakes to advise the Manager should the occupancy of the unit change (including a Unit becoming vacant for more than 90 days) during the year.

Moved Cat Motion Passed Unanimously

Sinking Fund / Contingency

That the Body Corporate agrees by ordinary resolution that in accordance with Section 118 of the Unit Titles Act 2010 and Regulation 31 in the Unit Titles Regulations 2011 to continue to operate a contingency fund / sinking fund with the contribution for this financial year as per the budgeted allowance of \$11,500.00

Moved Cat Motion Passed Unanimously

Body Corporate Managers Contract

That the Body Corporate agrees by ordinary resolution that Forte Property Management Ltd and the Committee renew the contract for a further period of 1 year.

Moved Cat Motion Passed Unanimously

That the Body Corporate agrees by ordinary resolution that the committee contracts with Forte Property Management Ltd to perform the functionary tasks associated with the duties prescribed in Regulation 11 (1) of the Unit Titles Regulations 2011 provided that the Committee may from time to time revoke the performance of any task that it has contracted with the company to perform

Moved Cat Motion Passed Unanimously

Body Corporate Chairperson

That the Body Corporate agrees by special resolution that in accordance with the provisions of section 108(1) of the Unit Titles Act 2010 and regulation 11(2) of the Unit Titles Regulations 2011 the duties of the body corporate chairperson as set out in regulation 11(1), sub-paragraphs (a) to (m) included in the Unit Titles Regulations are delegated to the committee, effective until the next Annual General Meeting.

Moved Cat Motion Passed Unanimously

Delegation

That the Body Corporate agrees by special resolution to delegate all of its powers and duties generally except as restricted by section 108(2) of the Act, to the Body Corporate Committee and provide the Body Corporate Committee with notice of this delegation. Maximum of \$5K per any item of expenditure not allowed for in the Budget.

Moved Rudolph Motion Passed Unanimously

General Business

1. LTMP

Committee to meet and discuss the items that are to be prioritised.

2. Discuss CLL Quote for Retaining Wall \$206,688.00

Barbara advised that EQC had paid to the BC \$72K towards the landslip. This leaves \$134,688.00 to be funded by the BC. Proposal to retain the wall in 2027.

3. Detention Tank

Advised Owners that the drains run into a Detention tank which is under the Carpark deck between Unit 19 and Unit 20. The Tank had not been cleaned as no one knew of its existence. Now that we have had the Tank cleaned of sediment and debris the tank now works as it should. Next time we have heavy rain the water from the drains will not be backing up and will be flowing away into a drain down the bank.

Meeting Closed 6.55PM

