

MINUTES OF ANNUAL GENERAL MEETING

BODY CORPORATE NO. 434350

PROPERTY AT: 37 Waipa St, Birkenhead

THE ANNUAL GENERAL MEETING of this Body Corporate 434350 was held on 14th May 2024 at 6.00 pm
Held in the Birkenhead Library

Present:

John Walsh (22), Charles Rafi (1), Vince & Diana Anderson (21), Cat Shields (2), Rachel O'Connor (19), Daniel Levine (4), Laura Armstrong (16) Kristin Mischler (3) Tayo Wright (17) Rudolf Arada (6) Grant Gaffaney (10) Melanie Adriaansen (15), Barbara Macpherson (Body Corporate Manager),

Apologies:

Erin Paviour Smith (9), Helen Wilson (5)

Proxies:

Rachel O'Connor (19) held a Proxy for Helen Wilson (5)

Chair

It was moved that Melanie Adriaansen be appointed as Chair and Minutes taken by Barbara Macpherson (Manager)

Owners Committee

The Body Corporate agrees by ordinary resolution that the Body Corporate Committee shall be made up of 7 Owners and the number of committee members required to constitute a Quorum will be 5 Owners.

Nominations Received for the Owners Committee are Melanie Adriaansen (15), Charles Rafi(1), Rachel O'Connor (19), John Walsh (22), Grant Gaffaney (10) Kristin Mischler (3) Tayo Wright (17)

Motion Passed Unanimously

<p>Minutes from last AGM It was moved that the minutes from the previous AGM 28th March 2023 were a true and accurate record of the meeting.</p>	<p>Moved by John Walsh Seconded by Rudolf Arada Motion Passed Unanimously</p>
<p>Financial Statements The accounts as presented to the Owners showed a Bank balance of \$76,127.84 as at 31 December 2023. Nett Assets \$63,147.49</p>	<p>Moved by Kristen Mischler Seconded by John Walsh Motion Passed Unanimously</p>
<p>Interest The Body Corporate agrees by ordinary resolution that the interest rate on unpaid levies stay at 10% per annum</p>	<p>Moved by Melanie Adriaansen Seconded by John Walsh Motion Passed Unanimously</p>
<p>Audit The Body Corporate agrees by special resolution not to have the Financial Statements audited, reviewed or verified.</p>	<p>Moved by John Walsh Seconded by Kristen Mischler Motion Passed Unanimously</p>
<p>Budget The Body Corporate agrees by ordinary resolution that the Total Budget be fixed at \$117,708.83. The budget shall be raised by utility interest in 3 instalments due for payment 1 month after invoice date with 10% discount for prompt payment. Invoice Dates for Invoicing are 30/05/2024, 30/08/2024 and 30/11/2024</p> <hr/> <p>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.</p>	<p>Moved by Cat Shields Seconded by Kristen Mischler Motion Passed Unanimously Moved by Rudolph Arada Seconded by John Walsh Motion Passed Unanimously</p>

Insurance

That the Body Corporate agrees by ordinary resolution that the cover be placed with CPF via Aon NZ Ltd for the coming 12 months at a premium of \$30,504.70 plus \$1,443.25 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 by Cat Shields
Seconded by Rudolph Arada
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 \$4600.

Moved by John Walsh
Seconded by Cat Shields
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 by John Walsh
Seconded by Rudolph Arada
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 by John Walsh
Seconded by Cat Shields
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 by Cat Shields
Seconded by John Walsh
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.

General Business**Drainage**

Owner of Unit 6 requested a 2K contribution to hook up drainage from Unit 6 to SW drain
Owners agreed that we need to look at the drainage for the whole site.

LTMP

Owners agreed that we upgrade our existing 10 year plan to a 30 year plan by Rawa. Also engage Wayne from Rawa to assist the committee in detailed quotes for the slip.

Handrail for pool

Get a quote for a stainless steel handrail.

Lighting Driveway

Get BME to assess and quote fixing the existing lighting v installing new Solar.

Fence

Get quotes for new fence down driveway and approach neighbour to contribute ½.

Moved by Rudolph Arada
Seconded by Cat Shields
Motion Passed Unanimously

Meeting Closed 7.30pm

