

**Minutes of the Annual General Meeting of Residents Society WRRS
held on Wednesday 04 February 2026 at 5:30pm held by way of a virtual site using Microsoft
Teams**

PRESENT:

WHA02 LOT 2 Benjielyn Delos Reyes Seno
WHA10 LOT 6 Lennard To'o & Ruhiiyyih To'o
WHA12 LOT 7 Israel Exequiel Dominguez Pineda & Tricia Nadine Gomez
WHA14 LOT 8 Winston Chan
WHA16 LOT 9 Aidan Daly & Susan Salter
WHA18 LOT 10 Emily Jane Swan
WHA24 LOT 13 Liam Patrtick Alexander Mclauchlan & Elyse Keita Mclauchlan
WHA26 LOT 14 Kirsten & Jordan Blake
WHA28 LOT 15 Bruno Franca Moraes de Gois & Ana Julia Morao de Gois
WHA34 LOT 18 Ngawai Kafra Barry-hohaia & Samuel Timothy Peter Goodwin
WHA09 LOT 25 Caroline Pearce
WHA07 LOT 26 Mohan David Wali & Miriam Catherine Laurel Badilles
WHA05 LOT 27 Jyotishna Chand

Coralie Straughan (Crockers Body Corporate Management Limited)

APOLOGIES:

Nil

PROXIES:

Nil

POSTAL VOTES:

Emma-Jade Li Lot 21

QUORUM:

The Residents Society manager confirmed that the meeting was quorate as at least 25% of the principal units entitled to exercise a power of voting were represented.

1. ELECTION OF MEETING CHAIRPERSON:

Motion put by ordinary resolution **That Elle King** be elected chairperson for the meeting.

[C Pearce / J Chand]

Amendment to the motion put **That** the name "Elle King" be amended to "Coralie Straughan".

[C Pearce / J Chand]

Resolved by ordinary resolution **That Coralie Straughan** be elected chairperson for the meeting.

[Carried C Pearce / J Chand]

2. APOLOGIES, PROXIES AND POSTAL VOTES:

Resolved by ordinary resolution **That** the apologies, proxies and postal votes be received.

[Carried C Pearce / J Chand]

3. CONFIRM MINUTES OF PREVIOUS GENERAL MEETING:

Resolved by ordinary resolution **That** the minutes of the meeting held on **12th February 2025** be accepted as a true and correct record of that meeting.

[Carried C Pearce / A Daly]

4. CONFIRM THE FINANCIAL STATEMENTS:

Resolved by ordinary resolution **That** the financial statements for the previous financial period ending **30th November 2025**, as attached to the agenda be accepted and lodged with the Registrar of Incorporated Societies.

[Carried C Pearce / J Chand]

5. AUDIT:

Resolved by special resolution **That** in accordance with the Constitution, the financial statements of the society for the year ending **30th November 2025** are not audited or reviewed.

[Carried C Pearce / J Chand]

6. MATERIAL DAMAGE INSURANCE POLICY:

That insurance cover be placed for the next 12 months with the best policy and premium on offer.

7. CONFIRM BUDGET:

Motion put by ordinary resolution **That:**

- i) The budget is fixed at \$45,068.72 including GST in accordance with the Society's Constitution. The budget shall be levied by even share in **(1) one** instalment due for payment on the 10th of April 2026.
- ii) The Society gives its approval for the Committee to enter all necessary obligations on commercial terms that will give effect to any expenditure provided for in the budget.

[C Pearce / J Chand]

Amendment to the motion put **That the wording “(1) one** instalment due for payment on the 10th of April 2026” be amended to **“2 (two) instalments** due for payment on the 10th of April and the 10th of July 2026”.

[C Pearce / J Chand]

Resolved by ordinary resolution **That:**

- i) The budget is fixed at \$45,068.72 including GST in accordance with the Society's Constitution. The budget shall be levied by even share in **2 (two)** instalments due for payment on the 10th of April and the 10th of July 2026
- ii) The Society gives its approval for the Committee to enter all necessary obligations on commercial terms that will give effect to any expenditure provided for in the budget.

[Carried C Pearce / J Chand]

8. LEVY COLLECTION PROCEDURE:

Resolved by ordinary resolution **That:**

- i) The Manager is directed to pursue any current debtors who are beyond 14 days of the due date using the Crockers levy collection procedure as posted at www.crockers.co.nz/body-corporate/levies-collection-payment and this includes the issue of proceedings if need be.
- ii) The Manager is directed to levy interest at the rate contained within the Constitution on any monies outstanding from the due date until date of payment.

iii) The Manager's costs and all costs and expenses involved in the issue of demands or legal proceedings will be invoiced to the Society and shall be on-charged and recoverable against the offending member.

[Carried C Pearce / J Chand]

9. ELECTION OF COMMITTEE MEMBERS:

Resolved by ordinary resolution **That** In accordance with the Constitution, the Committee shall comprise of a Chairperson and a minimum of 3 to a maximum of 5 general Committee members. The committee is required to appoint a chairperson. Quorum is majority of appointed committee members.

WHA10 Lennard To'o
WHA09 Caroline Pearce
WHA05 Jyoti Chand

[Carried J Marao de Gois / S Goodwin]

10. INLAND REVENUE TAX AGENT AUTHORITY:

Resolved by ordinary resolution **That** we give authority to Crockers Body Corporate Management Limited (our tax agent) to act on our behalf for all tax types this coming year and each subsequent year until instructed otherwise. Authority is given to obtain information from Inland Revenue and other financial institutions to enable our tax returns to be completed. This includes obtaining information via online services available on the Inland Revenue's website.

[Carried C Pearce / L Alexander]

11. GENERAL BUSINESS:

Mohan - Lot 26

Queried whether the gutters are cleared regularly, noting potential insurance implications if this is not done. Coralie advised that the usual account manager, Elle King, would provide feedback.

Lennard - Lot 6

Asked how owners are protected if neighbouring owners do not hold insurance, noting that an insurer may not respond in such circumstances. Another owner queried whether Body Corporate-type insurance could apply. Elle King to provide feedback.

Liam - Lot 13

Revisited a previously raised question regarding the installation of electric gates and whether there was owner interest. The account manager advised that any installation would require approval at an AGM or EGM, and that consideration would need to be given to the cost of connecting electricity to a common meter. Caroline advised that it was believed the road was not private. Liam advised he was happy to leave the matter there.

There being no further business, the meeting closed at 6.03 pm.

For and on behalf of
Crookers Body Corporate Management Limited
Manager for Residents Society WRRS

A handwritten signature in cursive script, appearing to read 'E. King'.

P.P.

Elle King
Account Manager

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