

MINUTES OF ANNUAL GENERAL MEETING

BODY CORPORATE No. 164980

PROPERTY AT: 148 Quay Street, Auckland

AN ANNUAL GENERAL MEETING of this body corporate was held in the Freyberg Room of the Mercure Hotel, First Floor, 8 Customs Street, Auckland on Monday, 27th April, 2009 commencing at 6.00 p.m.

PRESENT: As per Attendance List completed by owners
Grant & Deborah Wilton, Arthur Kung, Jenny Wu, Ngaire Roebuck, Igor Sutich, David Vietmeyer & Els De Jong, Alan & Maryanne Mummery, Linda Scott, Peter Stratford, Yvonne Lendrum, Dimitri Margaritis, MJ Eardley-Wilmot, Mick & Genevieve Webb, Tony Jensen, Alan Penny, Bunny McDiarmid, Mr Godoy (for part of the meeting).

Paula Beaton representing Body Corporate Administration Ltd as secretary
Also in Attendance: Russell McKinnon, Building Manager.
Bernd Gundermann, Stephenson & Turner, attended part of the meeting.

1. CHAIRMAN:

Mick Webb chaired the meeting.

2. APOLOGIES & PROXIES:

Mick Webb held a proxy from RJ Anderson & AM Storey, Unit 4C
Mick Webb held a proxy from Ray & June Fleming, Unit 8D
Mick Webb held a proxy from Michael Hooley, Unit 7E
Mick Webb held a proxy from Sarah McLauchlan, Unit 7F
Alan Penny held a proxy from U Hoppenjans, Unit 4E
Alan Penny held a proxy from Stephen Dudding & Janet Lake, Units 2G & 6D
Dimitri Margaritis held a proxy from JGO & JM Stubbs Trust, Unit 7C
Dimitri Margaritis held a proxy from Ann Sullivan, Unit 4F
Tony Jensen held a proxy from Leanne Jensen-Daines & David Daines, Unit 3D
Peter Stratford held a proxy from Epsom Trust, Units D & 7G
Peter Stratford held a proxy Z Cheung, Unit C
Apologies from Stephen Dudding.
Apologies from Sarah McLauchlan.

It was accepted that the apologies and proxies be sustained.

Sustained: Bunny McDiarmid Seconded: Maryanne Mummery Carried

3. MATTERS OF PREVIOUS MEETING:

The Minutes of the Annual General Meeting of this body corporate held in the Fergusson Room of the Mercure Hotel, First Floor, 8 Customs Street, Auckland, on Thursday, 20th March, 2008 commencing at 1.00 p.m., were taken as read, approved, accepted and adopted as a true and accurate record.

Moved: Mick Webb Seconded: Alan Penny Carried

4. MATTERS OF PREVIOUS MEETING:

The Minutes of the Extraordinary General Meeting of this body corporate held in the Raffles Room of the Stamford Plaza Hotel, 22 – 26 Albert Street, Auckland, on Thursday, 6th November,

2008 commencing at 6.00 p.m., were taken as read, approved, accepted and adopted as a true and accurate record.

Moved: Mick Webb

Seconded: Alan Penny

Carried

5. CHAIRMAN'S REPORT:

Mick Webb covered the main points in his report again which had previously been distributed.

6. VALUATION & INSURANCE:

An updated valuer's reinstatement insurance certificate and several insurance quotes for the body corporate which had been obtained by the secretary were tabled at the meeting.

The Owners' Committee had previously resolved that the body corporate be insured with Aon NZ Insurance Brokers via Allianz Insurance Company for the forthcoming year and that the policy have a \$250 Owner Occupied Units Excess, \$500 Commercial Units Excess, \$500 Water Damage Excess, \$500 Public Liability Claim, \$500 Statutory Liability Claim, \$500 Burglary & Theft, Earthquake 1% of Loss with a Minimum of \$10,000 and \$4,000 on All Claims with respect to Unit 11D, and this decision was ratified.

Moved: Yvonne Lendrum

Seconded: David Vietmeyer

Carried

7. PRESENTATION FROM STEPHENSON & TURNER:

Bernd Gundermann from Stephenson & Turner came to address the meeting on 148 Quay Street – Verandah Refurbishment. Some key points he noted were:

The existing canopy has no transparency or light and the entrance is recessed. It is also too bulky for the streamlined structure of the building. The basic parameters of the proposed design focussed on retaining as much as possible of the existing structure.

The existing canopy is built in timber framing and plaster while the intention of the proposed structure was to retain as much transparency as possible. By this minimal structure, there would be a new view of the building from the harbour.

One idea was to have patterns on the glass. The question was how robust the glass would be. The next question was how strong the existing beams would be to support the new structure. There was also a question of whether the glass would stop ultraviolet rays – the glass is not tinted but it could be.

The architect explained the process of the drainage system in the new canopy.

The glass is in single glass panels. Normally the cleaning of the canopy would be every three months. Some cleaning would be done by the rain.

The Tyler Street canopy is much narrower than the Commerce Street canopy. This canopy will be refurbished and is not part of the new glass structure.

The rubbers around the glass would be U.V. Resistant.

The proposal is that lighting could be inserted into steel beams thereby providing an extra feature to the new structure. There could be closed parts of the metal sheet and pierced parts on the property. There was a question about the effect of the lighting on the residents of the lower floors.

8. MAINTENANCE MATTERS:

- a) The committee has so far been able to operate within the budget on the property while facing increasing maintenance pressures.

- b) In response to a question, the re-painting of the building may be in need to be done in 5 or 7 years. Next time instead of scaffolding it would be on a staged basis which will be more cost effective.

9. ANNUAL ACCOUNTS:

The statement of receipts and payments for the body corporate for the period 1.02.08 to 31.01.09 was submitted to the meeting, discussed, and adopted.

Moved: Mick Webb Seconded: Maryanne Mummery Carried

There was suggestion to put some of the items in the reallocation and reclassification of items. Two items could be reclassified as security:

- Kone Elevator – install new security trails at \$15,975.00
- Quality Lock Installations of \$5,830 plus \$1,960.88

10. AUDIT:

It was resolved that because the secretary's trust account is subject to audit by chartered accountant auditors that no separate audit be commissioned to audit the accounts of the body corporate.

Moved: Yvonne Lendrum Seconded: David Vietmeyer Carried

11. BUDGET:

- a) Some upside risks on the proposed budget were noted. For example, When the ventilation system is working properly, the common power is expected to increase considerably. Unlike residential customers, the common power is on spot rates on the property.

- b) Window cleaners have been changed and issues are being worked on.

- c) An owner raised the issue of recycling with the rubbish collection. The committee is working on this.

- d) It was queried if is there any reason why the lights are always on in the cart dock. The reason given for this was because of security.

- e) The security system wiring / cabling was completely upgraded as the old system was found to be corroded.

- f) It was agreed that the overall operational budget to be at \$410,804.47.
(continued on next page)

Items	Budget 2009 / 2010 12 Months	Comments
	\$	
Administration Fees	11,502.00	@ \$162 / Unit *71
Sundries	3,300.00	For Disbursements, Petty Cash & etc
GST	3,000.00	Same as last year's budget
Titles / Legal / Consultancy	5,000.00	Same as last year's budget
Insurance Reinstatement	41,335.63	Actual Allianz via Aon NZ Quote
Insurance Officer Bearers	6,075.00	Based on last year's actual
Insurance Valuation	1,071.00	Actual Seagars Invoice
Building Manager Wages	45,000.00	As discussed
Additional Contingency Work	1,500.00	Same as last year's budget
Cleaning & Cleaning Materials	2,000.00	As recommended at OCM
Window Cleaning	13,860.00	@ \$3080 / Qtr + GST as per Off The Ledge
Rubbish Collection	6,756.36	@ \$563.06 / Mth as per Metropolitan Waste quote
Pest Control	1,814.12	@ \$453.53 / Qtr *4 To Be Confirmed
Fire Services / WOF	15,000.00	As recommended at OCM
Lift	32,000.00	@ \$8000 /Qtr
Repairs, Maintenance	45,000.00	As recommended at OCM
Contingency Fund	2,500.00	Same as Last Year's Budget
Common Power	36,750.00	As recommended at OCM
Gas	0.00	To be Recovered From Owners
SKY TV	27,415.32	@ \$2284.61 / Mth
Telecom	2,045.04	@ Avg \$170.42 / Mth *12
Water	48,000.00	As recommended at OCM
Professional Carpet Care	800.00	Same as last year's budget
Alarm/Security	1,080.00	As per quote from Darien Rush
Roof Repair	0.00	Same as last year's budget
Sinking Fund	58,000.00	As recommended at OCM
TOTAL	\$410,804.47	As Agreed at AGM

Moved: MJ Eardley-Wilmot

Seconded: Tony Jensen

Carried

12. FIRE STOPPING UPDATE:

- a) Penetrations are being dealt with and this is progressing well within budget.
- b) Quite a few of the accessory units are being dealt with via the fire stopping work on the property so a lot of upgrade work for individual units is covered.
- c) Contractors are currently working on the 6th & 7th floors on the property.

13. CANOPY UPGRADE:

There was discussion of the method of funding the canopy upgrade.

It was proposed that there be a Canopy Levy of \$150,000 over two instalments, interspersed evenly between existing operational levies, due by end of July 2010.

Moved: MJ Eardley-Wilmot

Seconded: Bunny McDiarmid

Carried

14. HEAT PUMP INSTALLATION FOR APT 3B:

The problem with having the heat pump installed in the car park was that it was common property. The other option was to install the heat pump on the outside ledge.

There was a suggestion to include heat pumps it in the BC rules.

Alan Mummery raised the issue of the difficulty of not creating a precedent and a structure that could compromise aesthetics and structural integrity.

Approval was not given for this installation.

15. COMMITTEE:

It was proposed the owners' committee is to comprise the existing members: Mick Webb, Dimitri Margaritis, Alan Penny, Stephen Dudding; and it was also proposed that David Vietmeyer be appointed as an additional committee member.

Moved: Bunny McDiarmid Seconded: Maryanne Mummery Carried unanimously

Hence, the owners' committee is to comprise Mick Webb, Dimitri Margaritis, Alan Penny, Stephen Dudding and David Vietmeyer.

16. LEVIES:

a) The operational levies are due in two instalments:

- The first instalment is due 30th June 2009
- The last instalment is due 31st October 2009

b) The canopy upgrade levies are due in two instalments:

- The first instalment is due 28th February 2010
- The last instalment is due 31st July 2010

17. GENERAL BUSINESS:

a) There was owner co-operation enthusiasm for individual owners to be co-oped to work on specific projects on the property.

b) The following documents are to be sent to the owners with the Minutes of the Meeting:
I. A copy of the reinstatement insurance valuation certificate

There being no further general business, the meeting closed at 8.10 p.m.

Matters Subsequent to Minutes:

- The Committee notes with great regret and sadness the sudden passing of David Vietmeyer and that all owners' thoughts are with his family.

7. AUCKLAND COUNCIL RATES



Rates and property search

New search



Find out what this year's revaluation means for you

11a/148 Quay Street Auckland Central

Rates

Total annual rates (2011/2012)

\$2,765.53 (GST inclusive)

Assessment number:

00016264061

Annual value :

\$41,500

Land value:

\$255,000

The above rates information was used to calculate your rates for the 2011/2012 rating year

Valuation

Current capital value

\$975,000

Valuation date:

01 July 2011

Land area:

0.0 Square Metres

Certificate of title number:

CT-166120

Legal description:

UNIT 11A AUS 2,5,79 PT AUS 1,23,77 UP 164980

The above information will reflect any updates to the property valuation information made since 1 July 2011

Find out more

- [view more details for this property](#)

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