



MINUTES OF BODY CORPORATE COMMITTEE MEETING

BODY CORPORATE No. 164980 PROPERTY AT: 148 Quay Street, Auckland City

A BODY CORPORATE COMMITTEE MEETING of this body corporate was held in the offices of Body Corporate Administration Limited, 3rd Floor, 115 Queen Street, Auckland City on Wednesday, 8th May, 2013 commencing at 3.00 p.m.

PRESENT: As per Attendance List:
Dimitri Margaritis, Stephen Dudding, Alan Penny, Mick Webb.
Glenn Kwok representing Body Corporate Administration Limited as Secretary.
Also in Attendance: Russell McKinnon, Building Manager, for part of the meeting.
Alan Mummery and Paul McLuckie, Owners.

1 CHAIRMAN:

Mick Webb chaired the meeting.

2 APOLOGIES:

There were no apologies.

3 DISCUSSION WITH ALAN MUMMERY:

Alan Mummery raised a number of points with respect to the earthquake and fire rating of the building. The Committee appreciates Mr Mummery's expert analysis and input on these matters and Mick Webb will continue to liaise with Alan Mummery on further developments.

BCA Ltd is to advise Mick Webb of the contact details for the inspector and contractor who undertook the fire stopping project. BCA Ltd is to email to Committee a copy of the warranty/building certificate that should have been provided on completion of the job.

4 BUILDING MANAGER'S REPORT:

4.0 Skylight – The Apt 11A skylight is leaking. In this instance Section 135 of the Unit Titles Act 2010 applies i.e. expenditure that only benefits one unit is an individual owner's cost.

4.1 Issues with leaking bathrooms – These minutes serve as a general reminder to all owners to check the bathrooms of their units for any leaks as many of the bathrooms have not been upgraded since the building was converted to apartments, some 20 years ago, when waterproofing by “tanking” was not compulsory. Any required maintenance on the bathrooms is an individual owner's cost. Please also note that any owner whose bathroom leaks and damages the apartment or bathroom downstairs is personally liable for the damage.

4.2 Carpet Upgrade – The carpet for the front door area and Level 3 needs to be recarpeted. Alan Penny suggested KR Flooring for the area by the front door. BCA Ltd is to recommend alternative contractors to Russell McKinnon.



- 4.3 Work on Level 12 is proceeding very responsibly. Noise engineers were onsite to gauge demolition work and noise level was deemed acceptable. It was noted that the invoice from Gregan & Co. for contract works is to be paid and oncharged to Level 12. Demolition work on Level 12 is about to finish.
- 4.4 Russell McKinnon reported noise complaints from residents for events from the wharf. Residents are reminded that any noise issues should be reported to Auckland City Council Noise Control on phone (09) 301 0101. Council keeps a log and will normally take action if a large number of complaints is registered.
- 4.5 BA Carpark – In response to a query from Noel Playle, it was re-clarified that as the door to the BA Car park only services the carpark owners comprising a single unit owner, any costs associated to the BA Car park gate are a cost for those car park owners only. BCA Ltd will advise Noel Playle from Endeans accordingly.
- 4.6 Leaking drain at Daikoku – Russell McKinnon confirmed that the leaking drain has been rectified at Daikoku's expense.
- 4.7 TV Reception – Under the new Unit Titles Act 2010, the Body Corporate is responsible for the supply of the signal up to the point that the cable enters the apartment. In most instances poor TV reception is a problem without internal apartment wiring.

5 MINUTES OF PREVIOUS COMMITTEE MEETING:

The Minutes of the Body Corporate Committee Meeting on 10 April 2013 were taken as read, approved, accepted and adopted as a true and accurate record.

6 INVOICES APPROVED FOR PAYMENT:

> Orcon Limited	Invoice No.	\$70.94
> Contact Energy Ltd		\$142.66
> At Height Ltd	538	\$3,680.00
> First Fire Systems Ltd	138620	\$496.80
> First Fire Systems Ltd	139539	\$860.78

7 FINANCIAL ACCOUNTS:

The statement of receipts and payments and subsequent to for the body corporate for the period 1.02.13 to 30.04.13 were adopted by the meeting.

It was noted that next levy is due in June 2013.

The last largest expenditure was the final invoice for Scope but it was was paid after this financial period and will be reflected in the next set of updated accounts.

BCA Ltd is to follow up on outstanding levies. In particular, arrangements with owners who have previously paid via automatic payments plus interest under special arrangements will cease and new levies will have to be paid by the due date.

With reference to the proposed budget, two scenarios have been prepared and will be voted on and adopted at the AGM on 9 May 2013.



8 GENERAL BUSINESS:

8.0 Canopy – Peter Dowrick raised some queries regarding the canopy. BCA Ltd is to advise Peter Dowrick that he is able to attend any Committee meeting to discuss these issues at Committee level if he wishes to do so.

9 NEXT COMMITTEE MEETING:

The Annual General Meeting is scheduled for 9th May 2013.

The next Body Corporate Committee Meeting is scheduled for Tuesday, 11th June, 2013 commencing at 3.00 p.m.

There being no further general business, the meeting closed at 5.30 p.m.