



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 Tuesday, 11th June, 2013 commencing at 3.00 p.m.

PRESENT: As per Attendance List:
Dimitri Margaritis, Stephen Dudding, Alan Penny, Mick Webb.
Paula Beaton representing Body Corporate Administration Limited as Secretary.
Also in Attendance: Russell McKinnon, Building Manager, for part of the meeting.

1 CHAIRMAN:

Mick Webb chaired the meeting.

2 APOLOGIES:

There were no apologies.

3 BUILDING MANAGER'S REPORT:

3.0 Carpet – One quote has been received for recarpeting for Level 3 which is \$7,300 which is above the Committee's allowable spending limit so the Committee is seeking alternative quotes.

3.1 The Committee has received a quote for repair and partial replacement of the security door access to Level 1 and accepted the same.

4 MINUTES OF PREVIOUS COMMITTEE MEETING:

The Minutes of the Body Corporate Committee Meeting on 8 May 2013 were taken as read, approved, accepted and adopted as a true and accurate record.

Peter Stratford requested a clarification to Item 4.0 in the last Committee Meeting minutes – the Committee are to discuss and make the final decision.

The Minutes of the Annual General Meeting on 9 May 2013 have been distributed to all owners with the levies.

5 MATTERS ARISING FROM PREVIOUS COMMITTEE MEETING:

5.0 Guarantees & Warranties – This is still a work in progress. The contractor cannot be contacted as the company is in liquidation and the Committee are still attempting to contact the inspector and certifier and will report back at the next meeting.

6 INVOICES APPROVED FOR PAYMENT:

| | | |
|--------------------------|-------------|------------|
| > Mercury | Invoice No. | \$3,350.60 |
| > Enviro Waste | 2717522 | \$761.21 |
| > Telecom NZ | | \$50.69 |
| > Telecom NZ | | \$52.95 |
| > Planning Focus Limited | 13849 | \$439.88 |



**BODY CORPORATE
ADMINISTRATION**

> Level 3, 115 Queen Street, (Up Swanson Lane), Auckland
> P.O.Box 2322 Auckland 1140
> Phone +64 9 373 2336
> Fax +64 9 377 6743
> Mobile +64 21 612 336

Body Corporate Administration Limited > Body Corporate Secretary under Unit Titles Act 2010

| | | | |
|-----------------------------|-----------|------------|----------------------------------|
| > Eden Group Ltd-Sector One | 115102 | \$905.05 | |
| > Contact Energy | | \$404.76 | |
| > First Fire Systems Ltd | 140675 | \$162.44 | |
| > First Fire Systems Ltd | 139789 | \$496.80 | |
| > Orcon Limited | | \$72.94 | |
| > BDR Security Ltd | 3721 | \$138.00 | To be oncharged to Boswell unit. |
| > BDR Security Ltd | 3467 | \$836.63 | |
| > BDR Security Ltd | 3301 | \$207.00 | |
| > Kone Elevators Pty Ltd | 810416369 | \$7,676.56 | |

7 FINANCIAL ACCOUNTS:

The statement of receipts and payments and subsequent to for the body corporate for the period 1.02.13 to 31.05.13 were adopted by the meeting.

8 GENERAL BUSINESS:

8.0 Britomart Tunnel Extension – The Committee continues to engage with the objection process relating to the Britomart tunnel extension. **The Committee wish to emphasise that individual owners should engage in that objection process themselves and not rely on the BC representing all their interests; our involvement is intended to be “as well as” not “instead of” individual owners objecting if they see fit.**

We have engaged Mr A White of Planning Focus Limited to represent us; and he has lodged the objection on our behalf.

The first hearing comes up in August. Stephen Dudding called Mr White to make sure we were all on track, and to determine what we had to do:-

1. Mr White does not require payment as a retainer, and has been paid for the work he has done to date;
2. He agrees to represent us at the hearing, and the Committee has engaged him to do so;
3. He is unable to give an estimate of costs, but will do so before the August hearing;
4. The particular concerns we wish to address are:-
 - a. The effect of the proposed underground sea wall to be constructed along Tyler Street will have on our foundations (if any);
 - b. Noise, dust and vibrations;
 - c. The proposed closure of Tyler Street preventing access to our cart dock (for deliveries) and the car parks.
5. The next step is that Council must issue a Memorandum of the issues and what it proposes; that will give us a time frame in which to lodge further questions or statements or proposals. At that time Mr White will meet with the Committee (and any owners who wish to attend) and get instructions, and will then frame our response – he will at that time be able also to give an estimate of costs.

9 NEXT COMMITTEE MEETING:

The next Body Corporate Committee Meeting is scheduled for Tuesday, 23rd July, 2013 commencing at 3.00 p.m.

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