

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, 17th September, 2013 commencing at 3.00 p.m.

PRESENT: As per Attendance List:
Mick Webb, Dimitri Margaritis, Stephen Dudding.
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:

Apologies from Alan Penny.

3 MINUTES OF PREVIOUS COMMITTEE MEETING:

The Minutes of the Body Corporate Committee Meeting on 23 July 2013 were taken as read, approved, accepted and adopted as a true and accurate record.

4 MATTERS ARISING FROM PREVIOUS COMMITTEE MEETING:

4.0 It was noted that the Owners of level 12 are in the process of completing repairs to the roof over the west, north and east sides of the 11th Floor at their own expense, and the Committee would like to express its appreciation for their prompt attention to this matter.

5 FINANCIAL ACCOUNTS:

The statement of receipts and payments and subsequent to for the body corporate for the period 1.02.13 to 15.09.13 was submitted, discussed and adopted.

Outstanding Levies – A resolution is to be included at the next AGM proposing that interest is charged at 2% over an unarranged overdraft rate.

6 INVOICES APPROVED FOR PAYMENT:

➤ BDR Security Ltd Invoice No. 3756		\$241.50 Oncharge to Level 12A
➤ BDR Security Ltd 3994		\$138.00 Oncharge to Apt 3P.
➤ K Simpson 1211017-1		\$95.63
➤ Telecom NZ Ltd		\$52.79
➤ Mercury Energy		\$3,075.28
➤ EnviroWaste 2813254		\$784.19
➤ First Fire Systems 144676		\$110.75
➤ First Fire Systems 144945		\$432.00
➤ Contact Energy		\$338.51
➤ Planning Focus 13997		\$847.93
➤ Orcon Ltd		\$70.94
➤ ADT Fire Monitoring 50362130		\$435.53

7 BUILDING MANAGER'S REPORT:

- 7.0 Damage to the Lift – Now that refurbishment work is completed, the Committee will commence work on Lift 4. BCA Ltd and Russell McKinnon are to obtain separate quotes for lift refurbishment. Quotes will also be obtained for partial refurbishment of the other lifts.
- 7.1 Garage Roller Door – It was decided that the quote from Metalbilt to replace the roller door at the cost of \$4,777.00 plus GST was accepted and Russell McKinnon will liaise with the contractor. The work will be carried out as soon as possible.
- 7.2 There have been complaints about carpark owners blocking carpark access and egress. All carpark owners are reminded to restrict themselves to one vehicle per carpark and persistent flouting of the Rules will leave the owners with no option other than to have the offending vehicles towed.
- 7.3 It was noted that residents are inadvertently placing non-recyclable rubbish in the Level 1 recycling bins including rotting items. These minutes serve as a reminder to all owners to please desist from this practice as there have been several complaints from the recycling company and the threat of losing our recycling is great. BCA Ltd is to send an email reminder to all owners, and landlords are requested to advise their tenants where applicable.
- 7.4 Removal of Cigarette Butts – Russell McKinnon is still investigating options for the receptacle at the entrance of the building.

8 GENERAL BUSINESS:

- 8.0 Legal Opinion from Matthew Muir QC – Clinton Baker, the BC lawyer, has advised that he has received the QC's legal opinion and he is in the process of preparing a report to submit to the Committee regarding the owners responsibilities for the maintenance of the exterior of the building.

9 NEXT COMMITTEE MEETING:

The next Body Corporate Committee Meeting is scheduled for Tuesday, 15th October, 2013 commencing at 3.00 p.m.

There being no further general business, the meeting closed at 4.30 p.m.