



## 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, 3<sup>rd</sup> Floor, 115 Queen Street, Auckland City on Tuesday, 12<sup>th</sup> October, 2013 commencing at 3.00 p.m.

**PRESENT:** As per Attendance List:  
Mick Webb, Dimitri Margaritis, Stephen Dudding, Alan Penny.  
Paula Beaton representing Body Corporate Administration Limited as Secretary.  
Also in Attendance: Russell McKinnon, Building Manager, for part of the meeting.  
Four representatives from local bars were invited to attend part of the meeting.

**1 CHAIRMAN:**

Mick Webb chaired the meeting.

**2 APOLOGIES:**

There were no apologies.

**3 DISCUSSION WITH MANAGERS OF CLUBS:**

Four Senior Managers representing Britomart Country Club, Racket Bar, Orleans Bar & 1885 attended part of the meeting and explained that new sound control measures have been installed in their clubs.

If any resident has an issue with noise, in the first instance they are encouraged to contact Adam Neil, Operations Manager of Britomart Country Club, directly as he has undertaken to attend to all noise complaints immediately. Contact details are as follows:

**Adam Neal**

**Phone: 022 314 9749**

**Email: [adam@britomarthospitality.co.nz](mailto:adam@britomarthospitality.co.nz) or [adam@orleans.co.nz](mailto:adam@orleans.co.nz)**

Russell McKinnon also noted that there appears to be a marked improvement in noise levels over the last few weeks since the noise control restrictions have been put in place.

**4 MINUTES OF PREVIOUS COMMITTEE MEETING:**

The Minutes of the Body Corporate Committee Meeting on 17 September 2013 were taken as read, approved, accepted and adopted as a true and accurate record.

**5 BUILDING MANAGER'S REPORT:**

5.0 There was discussion of lift refurbishment. BCA Ltd will obtain refurbishment options from NZ Engineering Services, Otis and Schindler.

5.1 Ashtrays – There was agreement for Russell McKinnon to purchase an ashtray up to a cap of \$300 to be installed outside Daikoku Restaurant.



**BODY CORPORATE  
ADMINISTRATION**

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> Mobile +64 21 612 336

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

5.2 Carparking / Recycling – Russell McKinnon is to take a photograph of the carparking and recycling signs and email to BCA Ltd to assist with translation to Chinese and Korean.

**6 FINANCIAL ACCOUNTS:**

The statement of receipts and payments and subsequent to for the body corporate for the period 1.02.13 to 30.09.13 was submitted, discussed and adopted.

Bond Money – Bond money for Level 12 owners has been refunded on the advice of the Building Manager that all works had been completed.

It was noted that the next levy instalment is due 30<sup>th</sup> November 2013.

**7 INVOICES APPROVED FOR PAYMENT:**

>	Inland Revenue	Invoice No.	\$16,337.06	
>	Telecom NZ Ltd		\$52.79	
>	Telecom NZ Ltd		\$102.01	
>	Telecom NZ Ltd		\$159.31	
>	Mercury Energy Ltd		\$2,766.54	
>	Envirowaste Services Ltd	2847063	\$679.10	
>	ADT Fire Monitoring	50376946	\$435.53	
>	Metalbilt Doors / RCR	755877	\$5,838.55	
>	Orcon Ltd		\$72.94	
>	K Simpson Ltd	1217522-1	\$443.14	
>	At Height Ltd	603	\$3,680.00	
>	Rentokil Initial Ltd	469603	\$591.43	
>	Planning Focus Ltd	14042	\$219.94	
>	Contact Energy Ltd		\$452.07	
>	First Fire Systems Ltd	145749	\$188.02	Oncharge to Level 12
>	Autodor Services Ltd	58935	\$80.50	

**8 GENERAL BUSINESS:**

8.0 Legal Opinion from Matthew Muir QC – The legal opinion from Price Baker Berridge regarding responsibility for various areas of the building is being considered by the Committee. Clinton Baker of Price Baker Berridge would be invited to a Committee Meeting to discuss the legal opinion and to clarify some ambiguities that this opinion seems to generate.

**9 NEXT COMMITTEE MEETING:**

The next Body Corporate Committee Meeting is scheduled for Tuesday, 19<sup>th</sup> November, 2013 commencing at 3.00 p.m.

There being no further general business, the meeting closed at 4.50 p.m.