



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 15th January 2014 commencing at 3.00pm

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

1 **CHAIRMAN:**
Mick Webb chaired the meeting.

2 **APOLOGIES:**
There were no apologies.

3 **MINUTES OF PREVIOUS COMMITTEE MEETING:**
The Minutes of the Body Corporate Committee Meeting on Thursday 28th November 2013 were taken as read, approved, accepted and adopted as a true and accurate record.

4 **BUILDING MANAGER'S REPORT:**
Russell gave a verbal update on the property.

For the Big Day Out concert on Friday 17th January 2014 Auckland Transport has arranged for a temporary bus stop outside 148 Quay Street. When this was done last year, the front doors were broken by people waiting in queue. Russell has arranged for someone to attend the front door. The Committee also suggested security at the rear door as well as there will be a static queue. Russell will arrange this between 12pm to 6pm and brief them on the issues such as the people in the queue obstructing vehicle access. BCA Ltd is to write to Auckland Transport to seek reimbursement for additional security costs due to the temporary bus stop being placed outside the building. BCA is to refer to the specific incident involving the front doors.

Russell has also been looking at ways of discouraging people (mostly from outside our building) who use the area outside the front doors to smoke and drink – and who drop rubbish and cigarette butts all over that area; and to make the front area more attractive than it is. One possibility is to install a steel partition near the handrail and ashtray which could be embossed to "soften" the entrance. Another possibility is installing a planter box. Russell will investigate these options further to present these to the Committee at the next meeting.

Thyssenkrupp has asked for a 50% deposit before commencement of lift refurbishment work. BCA is to write to Thyssenkrupp to ask when the work can begin if payment is made this week and report back to the Committee for instruction regarding payment.

Previously there was an issue with tenants dumping organic rubbish in the recycling area. Russell says that recently there has been a significant improvement.

Russell left the meeting at 3.45pm.



6 FINANCIAL ACCOUNTS:

The statement of receipts and payments and subsequent to for the body corporate for the period 1.02.13 to 31.12.13 was submitted, discussed and adopted.

- Outstanding Levies - BCA is to continue to follow up with outstanding levies.
- Budget - The Committee discussed owners' concerns that the budget is increasing. There was previously a resolution passed to set aside \$90k for waterproofing work but there was no special levy raised and this cost was to be covered by accumulated funds. There needs to be a note in the budget regarding this and the note also needs to state that although some money has been earmarked the work may cost more than this amount.

7 INVOICES APPROVED FOR PAYMENT:

| Contractors | Amount | Inv. No. | Inv. Date |
|--------------------------|---------------|-----------------|------------------|
| Thyssenkrupp Elevator | \$6,388.25 | 113825 | 16.12.13 |
| Rentokill Initial | \$577.06 | 478906 | 31.12.13 |
| BDR Security Ltd | \$207.00 | 4320 | 27.12.13 |
| Envirowaste Services Ltd | \$842.70 | 2946288 | 31.12.13 |
| Telecom NZ Ltd | \$52.98 | | 07.01.14 |
| Telecom NZ Ltd | \$50.69 | | 07.01.14 |
| Mercury Energy Ltd | \$2,255.93 | | 06.01.14 |
| First Fire Systems Ltd | \$496.80 | 148882 | 16.12.13 |
| First Fire Systems Ltd | \$1,339.75 | 148741 | 11.12.13 |
| Contact Energy | \$152.50 | | 27.12.13 |
| Price Baker Berridge | \$972.00 | 1925 | 17.12.13 |

8 GENERAL BUSINESS:

- 8.1 The Committee has received a complaint from an owner regarding a tenant parking a car and a motorbike in the same carpark which is making manoeuvring very difficult for other carparks. The Body Corporate Rules prohibit the parking of more than one vehicle in each carpark. Russell will speak to the tenant regarding this as if it is allowed it would set a precedent for other tenants. In the past the rule has been enforced against other car park users.
- 8.2 After having received a complaint from an owner of damage done to the roof area over his apartment, BCA has asked the insurers if this is a matter for the BC, or a matter to be resolved between the individual owners concerned. The Committee will report further when that decision is made by the insurers.

9 NEXT COMMITTEE MEETING:

The next Body Corporate Committee Meeting is scheduled for Tuesday 25th February 2014 commencing at 3.00 p.m. in the offices of BCA Ltd.

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