



## 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, 18<sup>th</sup> November, 2014 commencing at 3.00 p.m.

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

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

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

**3 DISCUSSION RE: CBD NOISE INITIATIVE DRAFT:**  
Loren Portnow attended part of the meeting to discuss the CBD Noise Initiative Draft.

Loren Portnow spoke about his interests as both an occupier in a CBD apartment building and as an owner. He described common noise issues around the city such as street sweeping at 11.30 p.m. at night and 4.00 a.m. in morning, road works at late hours as opposed to early hours of the night, and also talked about noise caused by clubbing patrons on Friday and Saturday nights. Loren also referred to upcoming city projects such as City Rail Link which will last about 6-7 years and the disruptive impact these works will have on surrounding apartment buildings.

Loren said that as an apartment owner he is interested in the preservation of the value of his asset and he would like the value to increase. He pointed out that the current noise rules are largely designed for suburban areas and were established around 15 years ago when the CBD resident population was very small. Loren proposed changes to these rules in terms of decibel noise, with a focus on decibel spikes rather than average readings as in the current system. He noted he's not against further CBD development, rather his interest is on a more balanced approach to further development which recognises resident concerns and well-being.

Loren Portnow is seeking a very low cost proposition and presented a draft letter which he proposed to send to Auckland Council and the Waitemata District Board. Stephen Dudding will review the letter and Dimitri Margaritis will respond with any comments or concerns. Dimitri Margaritis would act as the BC representative.



Loren Portnow was thanked for attending the meeting. Loren's contact e-mail for any queries is [portnow@gmail.com](mailto:portnow@gmail.com).

In a follow up development, on Monday 24 November, Dimitri Margaritis liaised with Ports of Auckland about the ongoing industrial works and related early morning noise and screeching in front of our building. PoA has agreed to keep the noise down and undertake the noisier part of work towards the middle of the day. Residents may have already noticed a big improvement as far as noise destruction is concerned.

**4 MINUTES OF PREVIOUS MEETING:**

The Minutes of the Body Corporate Committee Meeting held on Thursday, 16<sup>th</sup> October, 2014 were tabled and ratified by the Committee.

**5 BUILDING MANAGER'S REPORT:**

5.1 Service Lift – Russell McKinnon confirmed continuing unnecessary and overuse of the service lift and, as reported in last month's meeting minutes, will proceed with implementations to restrict the lifts use to that of necessary usage only. Notices to this effect will be placed on/in the service lift in due course. **All owners are reminded to advise their tenants to contact Russell McKinnon for use of the service lift if moving in or out.**

5.2 Rubbish – Russell McKinnon has negotiated with Envirowaste on a cost effective rubbish contract.

5.3 Canopy Lighting – Two quotes had been obtained from 2JC Electrical and Grammar Electrical for replacement canopy lights. Russell McKinnon will inquire further costings on a range of possible lighting options and on the big price difference in quotes from the two contractors.

5.4 Lighting on Level 9 – There was general approval of the current lighting and Russell McKinnon was authorised to purchase more lights and replace them as they fail in other lobbies.

5.5 General Lighting – It was approval for Russell McKinnon to purchase light replacements and instruct Grammar Electrical to replace lights as they fail while they are onsite for other jobs.

5.6 Front Entrance – Russell McKinnon is to clear cigarette butts from the entrance.

5.7 Security Camera in B1 Carpark – Russell McKinnon will follow up with BDR Electrical to supply a camera quote for the 1A carpark.

**6 FINANCIAL ACCOUNTS:**

The statement of receipts and payments for the body corporate for the period 1.02.14 to 30.09.14 were submitted and adopted.

It was noted that the next levy instalment is due 20<sup>th</sup> December 2014.



7 **INVOICES APPROVED FOR PAYMENT:**

Contractors	Amount	Inv. No.	Inv. Date
Rentokil Initial	\$579.57	RSTR/0508352	30/09/14
Kone Elevators Pty Ltd	\$235.75	840387704	17/10/14
First Fire Systems Ltd	\$496.80	162426	16/10/14
First Fire Systems Ltd	\$68.43	162148	30/09/14
Enviro Waste	\$839.90	3266769	30/09/14
Autodor Services Limited	\$80.50	69488	30/10/14
Autodor Services Limited	\$115.00	70032	30/10/14
Opus International	\$822.25	172524	16/10/14
ADT Fire Monitoring	\$435.53	50444503	01/10/14
Enviro Waste	\$1,011.48	3308577	31/10/14
K Simpson Ltd	\$82.60	1306227-1	31/10/14
K Simpson Ltd	\$130.15	1312454-1	31/10/14
Grammar Electrical	\$211.85	52759	30/10/14
Grammar Electrical	\$120.38	52775	31/10/14
Kone Elevators	\$79,06.85	810542589	17/11/14
ACC	\$477.99	Acc# F6819689E	11/11/14

8 **GENERAL BUSINESS:**

- 8.1 Email from Unit 4E – BCA Ltd has sent an email to the property manager of Unit 5D to deal with their tenant's behavioural issues.
- 8.2 Email from Diane Robinson – The respective unit owners have been advised that they need to liaise with each other regarding access.
- 8.3 Jerome Mainguet's Unit – BCA Ltd sent an email to Jerome Mainguet advising him that the Insurer will not cover to investigate the cause of the leak in his apartment. BCA Ltd was instructed by the Committee to circulate the response letter received from Jerome Mainguet's solicitor to all owners and obtain an urgent legal opinion from Price Baker Berridge.
- 8.4 Quantity Surveyor – There was agreement to accept the quote from Kwantu at \$10,700 plus GST to prepare a reinstatement estimate for the existing building.
- 8.5 Biennial sprinkler survey – The biennial sprinkler survey will be carried shortly – Russell McKinnon will distribute notices to residents.
- 8.6 Storm water – Alan Penny and Russell McKinnon are investigating storm water options on the roof. BCA Ltd will arrange for Brian Sutton, an engineer, to contact Alan Penny or Russell McKinnon to investigate further.



**BODY CORPORATE  
ADMINISTRATION**

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

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8.7 Heat Pumps – There was discussion of heat pump options to improve circulation into the apartments. This matter could be tabled at the next AGM as it would require a special resolution to amend the Body Corporate Rules.

8.8 Ultra-Fast Broadband – Wilson Hurst has been contracted by Chorus to install ultra-fast broadband in the building over the Christmas period.

**9 NEXT COMMITTEE MEETING:**

The next Body Corporate Committee Meeting is scheduled for Tuesday, 9<sup>th</sup> December, 2014 commencing at 3.00 p.m. in the offices of BCA Ltd.

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