



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 Thursday, 26th February, 2015 commencing at 3.00 p.m.

PRESENT: As per Attendance List:
Mick Webb, Alan Penny, Stephen Dudding, Dimitri Margaritis.
Paula Beaton representing Body Corporate Administration Limited as Secretary.

1 CHAIRMAN:
Mick Webb chaired the meeting.

2 APOLOGIES:
Apologies from Russell McKinnon.

3 BUILDING MANAGER'S REPORT:
A building manager's report was not presented in Russell McKinnon's absence.

4 MINUTES OF PREVIOUS MEETINGS:
The Minutes of the Body Corporate Committee Meeting held on Tuesday, 9th December, 2014 commencing at 3.00 p.m. were amended and approved for distribution to all owners.

The Minutes of the Body Corporate Committee Meeting held on Tuesday, 20th January, 2015 commencing at 3.00 p.m. were amended and approved for distribution to all owners.

5 FINANCIAL ACCOUNTS:
The statement of receipts and payments for the body corporate for the period 1.02.14 to 31.01.15 were submitted and adopted.

It was agreed that legal representation from Price Baker Berridge will be via teleconference in future to decrease legal costs. Stephen Dudding confirmed that legal costs to date appear to be justified.

Credit Control Report – An updated credit control report was tabled at the meeting.

Proposed Budget 2015/2016 – There was discussion on the costs for exterior painting and the service lift upgrade and how the Body Corporate intends to fund these imminent costs.



**BODY CORPORATE
ADMINISTRATION**

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

6 INVOICES APPROVED FOR PAYMENT:

Contractors	Amount	Inv. No.	Inv. Date
At Height	\$3,680.00	800	31/01/15
At Height	\$9,200.00	786	31/01/15
Orcon	\$72.94	22894125	23/01/15
Contact	\$42.48	2380101184	09/02/15
Envirowaste	\$1,008.96	3435956	31/01/15
First Fire Systems	\$496.80	166287	16/01/15
First Fire Systems	\$62.61	167274	16/01/15
Price Baker Berridge	\$3,036.00		10/02/15
Vertrans	\$897.00	31927	29/01/15
BDR	\$1,035.00	5566	19/01/15
Spark	\$141.13	Acct#208568981	07/02/15
Spark	\$110.73	Acct#208569139	07/02/15
Spark	\$80.59	Acct#902498990	15/02/15
RCR	\$101.20	772745	13/02/15
K Simpson Ltd	\$172.86	1311821-1	24/10/14

BCA Ltd is to obtain confirmation from At Height that a building wash carried out.

7 GENERAL BUSINESS:

- 7.1 Lift Issues – Mick Webb has contacted the lift company to provide a long term solution to repairing the lifts as there have been ongoing breakdowns.
- 7.2 Lights – Two quotes had been obtained from Simpsons Electrical and Grammar Electrical. Mick Webb will meet with John Grammar regarding LED lighting options prior to the Committee making a decision.
- 7.3 Lift Security System – BCA Ltd is to follow up with Paul McLuckie as to whether the lift security system has been backed up on an external hard drive.
- 7.4 Chorus – BCA Ltd is to contact Linda Scott of Rank Group and enquire as to the current status of UFB installation and offer the Body Corporate's assistance if required.
- 7.5 Complaints regarding Smokers – The Committee requested that complainants take photographs to submit as evidence.
- 7.6 EGM scheduled for 2nd March 2015 – BCA Ltd is to obtain postal voting forms from owners unable to attend the EGM.
- 7.7 Auckland Transport Update – No decision has been made. The following documents are appended to these minutes:



- Minutes of Meeting with Stephen Dudding, Dimitri Margaritis and Auckland Transport held 30 January 2015.
- A copy of all submission letters received to date.
- A copy of the resource consent letter from Council dated 24 February 2015.

7.8 Submission from Committee of 148 Quay Street to Nikki Kaye MP Auckland Central – Stephen Dudding will meet with Nikki Kaye to discuss further.

7.9 Quote from Auckland Roofcraft Ltd – An indicative quote of \$29,360 incl. GST has been obtained from Auckland Roofcraft Ltd for owners to discuss at the AGM.

7.10 UFB Design Plan for Approval – Body Corporate consent is required for Rank Group to bring UFB cabling into the building. It was confirmed that once cabling is installed, it will be available for any apartment owner to connect to UFB through their individual service providers. BCA Ltd is to contact Minal Ali from Universal Communications Group Ltd to arrange an onsite meeting with the Committee to clarify the design plan.

7.11 Invoice from Price Baker Berridge – There was agreement to pay the invoice from Price Baker Berridge for \$3,036.00 incl. GST for legal costs to date.

7.12 Kwanto Reinstatement Value Report – There was agreement to accept the Kwanto total figure of \$59,525,893.04 for insurance purposes. A copy of the Kwanto report is appended to the minutes. BCA Ltd was authorised to pay the Kwanto invoice of \$12,305.00 incl. GST.

8 NEXT COMMITTEE MEETING:

The next Body Corporate Committee Meeting is scheduled for Tuesday, 24th March, 2015 commencing at 3.00 p.m. in the offices of BCA Ltd.

There being no further general business, the meeting closed at 5.00 p.m.