

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, 11th August, 2015 commencing at 3.00 p.m.

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

1 CHAIRMAN:
Mick Webb chaired the meeting.

2 APOLOGIES:
Apologies from Alan Penny.

3 MINUTES OF PREVIOUS MEETINGS:
The Minutes of the Body Corporate Committee Meeting held on Tuesday, 23rd June, 2015 commencing at 3.00 p.m. had been approved, subject to the changes. The minutes were distributed to all owners.

Matters arising from this meeting:-

a) Points actioned:

- A letter was sent to the owners of the Convenience Store regarding the plumbing issues
- A letter was sent to First Fire Services expressing the Committee's dissatisfaction with the services provided
- Rank Group was informed to provide a list of subcontractors and Producer Statements used to install ultra fast broadband
- Header Tank certificate obtained from Daikoku for shock dosing of their watertank

4. FINANCIAL ACCOUNTS:
The statement of receipts and payments for the body corporate for the period 1.02.15 to 05.08.15 were submitted and adopted.

a) The two payments made to Beca to be transferred to City Rail Link matters.

INVOICES APPROVED FOR PAYMENT:

Contractors	Amount	Inv. No.	Inv. Date
Zippi Property Management	\$1046.50	953	31/07/15
Rentokil Initial	\$617.11	539296	30/06/15
First Fire Systems Ltd	\$517.50	175564	30/07/15
Mercury Energy	\$2604.80	145-723-038	31/07/15
Enviro Waste	\$1029.31	3713690	08/06/15
Kone	\$638.25	191547235	29/07/15

5. BUILDING MANAGER'S REPORT:

- a) Tamper Proof Fire Alarm – Convenience Store – The anti tamper for the fire alarm has been installed.
- b) Lift 2 – Russell will follow up with the lift contractor on issues that have been raised by various owners with Lift 2.

6 GENERAL BUSINESS:

- 6.1 Ultra Fast Broadband – BCA to contact Chorus/UCG to discuss the cabling installation requirements and advise the committee. BCA also to ask Rank Group for a list of subcontractors used to install Ultra Fast Broadband. Then the committee will meet with preferred installers to discuss installation details. BCA to email all owners advising them that there will be a hold on the Broadband installation until the committee works through the issues.
- 6.2 Producer Statements – BCA to follow up with Rank Group for the Producer Statements.
- 6.3 Quality of Water – BCA to ask Biodet or similar company to price for testing of the quality of the water in the tanks.
- 6.4 Gas leak in Daikoku – Russell has investigated a gas smell emanating from the BA carpark. This was traced to a leak from Daikoku, which has now been repaired.
- 6.5 Insurance excess – Unit 11D – The insurance excess is to be reimbursed by the Body Corporate.

7 NEXT COMMITTEE MEETING:

The next Body Corporate Committee Meeting is scheduled for Tuesday, 15th September, 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.

Points to be actioned:

- a) BCA to email all owners advising them that there will be a hold on the Broadband installation until the committee work through the issues.

b) BCA to follow up with Rank Group for the Producer Statements.

c) BCA to ask Biodet or similar companies to price for testing of the quality of the water in the tanks.