

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, 15th September 2015 commencing at 3.00 p.m.

PRESENT: As per Attendance List:

Dimitri Margaritis, Alan Penny, Stephen Dudding, Mick Webb attended by teleconference

Glenn Kwok representing Body Corporate Administration Ltd as Secretary

1. CHAIRMAN:

Stephen Dudding chaired the meeting.

2 APOLOGIES:

There were no apologies.

3. MINUTES OF PREVIOUS MEETINGS:

The Minutes of the Body Corporate Committee Meeting held on Tuesday, 11th August 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:-

Points actioned:

- BCA Ltd to ask RCR to readdress the invoice to the BA owners that was incorrectly addressed to 148 Quay and BCA Ltd is to send it on to Noel Playle for forwarding to respective owners.
- BCA Ltd is to arrange for Biodet or similar contractors to test the water in the header tanks.

4. FINANCIAL ACCOUNTS:

The statement of receipts and payments for the body corporate for the period 01.02.15 to 09.09.15 were submitted and adopted.

Moved: Stephen Dudding

Seconded: Dimitri Margaritis

Carried

a. An updated Credit Control Report was tabled.

b. Akme Electrical Invoice – BCA Ltd is to confirm that this invoice has been forwarded to BA carpark owners. Russell dropped it off to BCA Ltd (Zenalie Falepeau) in August.

c. Future BA Invoices – In future Russell will give contractors contact details to Noel Playle to engage with them directly so that BA invoices are correctly invoiced to the carpark owners.



INVOICES APPROVED FOR PAYMENT as at 15.9.2015

Contractors	Amount	Inv. No.	Inv. Date
Envirowaste Services Ltd	916.84	3756102	31.8.2015
RCR Infrastructure **	101.20	79451	19.8.2015
Total	1,081.04		

**** Invoice for BA Carpark**

Invoices were approved by Russell and the Committee for payment.

5. BUILDING MANAGER'S REPORT:

- a. Lift - Russell said Lift 3 next to the service lift is being turned off where there are strong winds since it is affected by the wind.
- b. Pillars - The external pillars round the building have been repaired. Quotes will be obtained for painting of the white areas of the walls around the lift on the base of the pillars.
- c. Plants - Russell will look into replacement plastic planting for the foyer and report back.
- d. Roof - Russell will follow up with Readymark Ltd for a quote to patch the bubbling on the roof and will obtain a quote from Readymark for the maintenance of the seals on the exposed decks.
- e. RCR Infrastructure - This cost is to be passed on to carpark owners (see also 3-above). Russell said it is an ongoing maintenance cost.
- f. 2JC Electrical vs. Grammar Electrical - There has been discussion around the cost of electrical services to the building. Grammar, has been our main contractor but there are concerns about the high cost of its service.. In particular owners have reported successful dealings with 2JC Electrical which was also our contractor for the replacement of the canopy lights at a considerable savings in comparison to Grammar. The committee have discussed changing contractors by weighing:
 - (a) The benefits of Grammar which include a long and generally successful relationship over many years; their intimate knowledge of the building; their ability to respond to urgent issues 24/7; and their generally prompt response to fixing problems;
 - (b) The high cost of their service and lack of detail in their invoicing.

Stephen said if 2JC Electrical can confirm that they are available in short notice and any time of the day or night, then 2JC Electrical could be trialled on a three-month basis. Russell will report back to Dimitri.

6. GENERAL BUSINESS:

- a. Producer Statement from Rank Group - The Committee has sent a letter of clarification to Rank Group requiring a list of their contractors and producer statements and confirmation from Rank Group that the work done on the broadband installation is up to fire protection specifications.



- b. Water testing – it has been suggested to test the header tanks which provide water pressure to upper levels of the building (see also 3-above).
- c. Window cleaning – Stephen noticed that the windows in his unit on the Tyler Street side has not been cleaned. Stephen to follow this up with Russell.
- d. Auckland Transport Update - Our engineers have reported that between the time of the Hearing and ensuing Decision, somehow reference to x 2 Plans and reference to standards for testing were dropped. This can only be amended now by lodging an appeal which is a time consuming and costly process. Auckland Transport has been contacted and asked to correct these errors. Paul Farry has requested that the dust levels and access to Tyler Street be monitored but BC 164980 Committee have requested that they concentrate on safety issues. Owners should refer to the attached report on AT matters for more details.
- e. Queens Wharf - Noise – All residents are encouraged to phone Noise Control on phone (09) 301 0101 regarding excessive noise from Council events.
- f. Exterior painting – Following guidelines from painting contractors for maintenance of the exterior painting, the committee has arranged to have the building washed regularly, that the painters have also advised that the life of a paint job is between five and ten years, and if left longer the costs of preparation and remediation of a by-then degraded paint surface would increase the re-paint costs considerably. It is now nearly the end of that longer period! Alan will talk to Higgins to get a ballpark figure to be included in the Long Term Maintenance Plan.
- g. Three Draft Reports from the Body Corporate Committee Meeting were tabled; these relate to security, AT and fibre installation issues.. Stephen Dudding to email the final copy to BCA Ltd for distribution with these Minutes to all owners, once approved by the Committee.

The committee notes that our trespasser returned to the foyer, and then invited two of his friends to a sleep-over. So the problem was getting worse again. We have contracted with a firm called CityGuard to monitor the building three times a night as part of the regular patrols. The cost is \$685.00 per calendar month, plus \$36.00 if we make a specific call out in addition. We have had this going for three weeks and as far as the cameras show our trespassing friends no longer come on a regular basis, and in fact are coming less and less often at all. So this strategy seems to be working.

However we repeat the invitation for ideas for a long term solution.

7 NEXT COMMITTEE MEETING:

The next Body Corporate Committee Meeting is scheduled for Monday, 19th October, 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.