

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 Ltd, Level 3, 115 Queen St, Auckland City on Thursday 16 November 2017 commencing at 5.00 p.m.

PRESENT: As per Attendance List completed by owners
Paul McLuckie, Alan Penny, Andrew Sains and Tom Morton.

Paula Beaton representing Body Corporate Administration Limited.

	Minutes	Action Point
1.	CHAIRMAN: It was decided that the Paula should chair the meeting.	
2.	APOLOGIES: There were no apologies Carried	
3.	MINUTES OF PREVIOUS MEETING: The Minutes of the Committee Meeting of this body corporate held in the offices of Body Corporate Administration Ltd, Level 3, 115 Queen St, Auckland City on Wednesday 13 September 2017 commencing at 5.30 p.m. taken as read, approved, accepted and adopted as a true and accurate record. Carried	
4.	BUILDING MANAGER'S REPORT: a. <u>Update on remedial work and painting spars & exposed metal with proper treatment such as carboline</u> <ul style="list-style-type: none">• Cake have quoted at about \$70,000.00 to paint the spars.	

- There was discussion of areas to be painted, such as under the spandrels.
- There was discussion of doing it in season 2018/2019.
- On one side of the building, there can be no scaffolding.

End result:

1. The paint job is planned to be done during Summer of 2018/2019
2. Resene specification will be obtained for the whole building. Paul McLuckie to action this.

- Sika would also prepare a remediation specification.
- Indicative price was given at about \$250,000.00 for painting by abseillers, probably around \$400,000 - \$500,000 if building is scaffolded.
- Cake commercial quoted for steel work for the awning for \$62,000.00 but which does not include glass removal and replacement. or removal and replacement of guttering
- They will do high pressure blasting at night and do work by hand and use enclosed scissor lift.

b. Update on roof replacement required in coming years and repairs urgently needed in meantime

It was noted that because of the damaged state of the roof it will most likely to need replacing in the next few years

There was agreement to get a plumber for 2 – 3 days to repair all damaged tiles and flashings etc and waterproof the roof and report on the state of the roof.

c. Clarification as to whether decisions on painting/ new roof etc need to go to AGM

Decision as to painting is to be made at the Annual General Meeting.

d. Hegleys acoustic report on 5D and dispute of invoice for 5 times quoted price

Paul would be given full authority to negotiate a settlement.

e. Building WOF checks by Opus

Opus is quoting for \$159.00 per month to do monthly inspection of systems for the building Warrant of Fitness.

It was resolved to accept their quote for Opus to do monthly building WOF inspections once this years building WOF is completed

Paul
McLuckie

f.

g.

Body Corporate 164980
148 Quay Street

Contractor	Page #	Invoice #	Invoice Date	Amount (GST Inclusive)	Comments/Action Required
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h.

Invoices for Approval as at 16.11.2017					
Fixed Price Plumbing & Gas Services	1	7908	10.11.2017	\$1,095.28	
Autodor Services Ltd	2	94819	8.11.2017	\$115.00	
Autodor Services Ltd	3	94374	12.10.2017	\$103.50	
Vertrans Associates	4	35721	31.10.2017	\$897.00	
Watercare Services Ltd	5	0022367-01	18.10.2017	\$3,299.02	
First Fire System Ltd	6	228600	26.10.2017	\$562.35	
Hegley Acoustic	7	017224	25.10.2017	\$1,897.50	Disputed Invoice. Charged 5 times.

i.

Invoices for Monthly AP & DD (No action required)					
Contact Energy	8	500589490	3.11.2017	\$168.78	
Envirowaste Statement	9				
Envirowaste Invoice	10	5394467	31.10.2017	\$1,116.29	
Cityguard NZ Limited	11	47992	1.11.2017	\$837.20	
First Fire System Ltd	12	228178	16.10.2017	\$639.30	
Mangrove Management		AP	AP	\$5,987.18	As per the new rate.
Mercury Energy	13	145723038	14.11.2017	\$2,249.08	
Spark NZ Ltd	14-17	902498990	15.10.2017	\$230.68	

Funds Required for Payments

\$16,802.90

5. GENERAL BUSINESS:

a. AGM agenda item

There was discussion on the change of financial year end to 31st March but nothing was decided.

b. Dean Mulligan was warmly thanked for his sterling efforts.

c. Building and Window Wash

	<p>There was agreement to proceed with building and window wash.</p> <p>d. <u>Updated Quote for Long Term Maintenance Plan</u> BCA Ltd to obtain a quote for Opus for the required update to the Long Term Maintenance Plan.</p>	
	<p>There being no further general business, the meeting closed at 6:00p.m.</p>	
	<p>Points to be actioned:</p> <ul style="list-style-type: none"> • BCA Ltd to obtain a quote from Opus for update to the Long Term Maintenance Plan. 	