

4.	<p>BUILDING MANAGER'S REPORT:</p> <p>The Building Manager's report was received.</p> <ul style="list-style-type: none"> • There was a discussion about having a backup access system. • The floor of Unit 10B has not been properly sealed and is leaking into Rank group on the 9th floor and has damaged their ceiling. BCA Ltd to notify the owners of Unit 10B that the bathroom needs to be sealed. In order to minimise the costs involved in possibly having to re-tiling the whole bathroom the Building Manager and Chairman would like to access the unit to see what is causing the problem and if it could be a simple repair rather than a complete re-tiling of the bathroom. 	<p>Committee</p> <p>BCA</p>
5.	<p>FINANCIAL ACCOUNTS</p> <p>The financial accounts for the period 1 February 2018 to 30 April 2018 were reviewed and approved (invoices had already been approved via email because this meeting was well after 20th month when accounts are due)</p> <p>Carried</p>	
6.	<p>CREDIT CONTROL REPORT</p> <p>The credit control report was reviewed. BCA were instructed to notify Meredith O'Connell that payment for outstanding levies is required immediately for apartment 2H and that there is no flexibility available until the intended sale of the unit.</p> <p>BCA is also instructed to forward the debt collection for two identified units to Price Baker Berridge for collection.</p>	
6.	<p>GENERAL BUSINESS:</p> <p>a. <u>On charges</u> - There was a discussion about on-charges for building systems in apartments in light of subsequent owners comments and legal issues (section 126 of the Unit Titles Act 2010). The situation is still being looked at for smoke detectors and whether they are radioactive isotope or photoelectric types and therefore whether or not they have a limited life and need a program of replacement. Dean will research the necessary information for the next committee meeting.</p> <p>b. <u>Repair and repaint of Baseboards</u> - There was authorization for Dean to arrange for the repair and repaint of base boards around the building.</p> <p>c. <u>Security</u> - There was agreement to ask City Guards to take a more proactive approach to ensuring homeless were not becoming based in the building entranceway.</p> <p>d. <u>Front Entranceway</u> - There was further discussion options of enclosing the front area. Dean will organize Steve Tattersall to provide visual mock ups which will be provided for the next committee meeting. Tom Morton will also follow up on some alternatives.</p> <p>e. <u>Newsletter</u> - Stephen Dudding's offer to prepare and distribute regular newsletters for distribution to owners was appreciated. Stephen will prepare a draft newsletter for committee members to review.</p> <p>f. <u>Short Term Residential Accommodation</u> - Price Baker Berridge had prepared a legal opinion on the ramifications of short term residential accommodation typified in such providers as Air BnB. Paul McLuckie is seeking advice from the Fire Service and we are still waiting a decision</p>	<p>Dean to get info re smoke detectors</p> <p>Dean to employ Wiltec</p>

<p>from our insurers.</p> <p>g. <u>Health & Safety</u> – Paul showed photos of a scaffolding safety barrier that he and Dean had urgently constructed on the roof to fill a significant new H & S issue that had arisen - whilst the new roof stairway that Rank have installed is a vast improvement on the previous curved ladder access to the roof, because it is elevated off the roof then it created a significant new hazard in that if any worker tripped whilst going down these new stairs they could have fallen over the BMU rail and straight off the side of the building.</p> <p>So with the imminent arrival of the window washers the next day who would no doubt be going down these stairs with hoses and ropes etc over their shoulders that they could easily trip over then Paul and Dean urgently erected a scaffolding safety rail to prevent a possible fatality</p> <p>There was also agreement to provide a budget to Stephen Dudding for Health & Safety matters of \$1,000 to cover safety equipment and a training course for Dean.</p> <p>h. <u>Window Washing</u> – There was agreement that window washing be progressed four times a year (1 of which will be a full building wash). All owners are to be advised that the hold up on the window washing was due to the change in health and safety regulations and both of the abseiling companies that we use have advised that they can no longer use the existing anchor points which no longer comply with the new Health and Safety in the Workplace Act and so it is currently not possible to do the western annex.</p> <p>Paul and Dean have had extensive meetings with both abseill companies and installation companies to install complying anchors and one company recently started work to install new anchors but which had to be aborted when they found that the concrete ledge above the spandrel that they were going to fix to was not thick enough so did not comply and could not be used.</p> <p>Paul and Dean are continuing to explore options re this but in the meantime BCA are to advise the owners in the annex that their windows cannot be washed in this cycle until a safe complying solution can be found.</p> <p>i. <u>Carpark</u> – There was discussion of a carpark for Dean to enable him to be able to park when he comes to the building . The cost for a carpark is estimated to be between \$3,500 to \$5,000 p.a. and there was agreement that this is needed for Dean to be able to properly do his job and be able to come to the building at any time when needed and so is to be implemented.</p> <p>j. <u>Lifts</u> – Lyall Seymour would be asked to review the impending Kone report and inspect the lifts and report on any shortcomings. He would be asked to come to the next committee meeting. He will also be asked to comment on the longevity of the lift and ways to extend the life.</p> <p>k. <u>Painting</u> – Options for access are still being explored. An accredited person was needed to access the building and cut out rusty parts and undercoat and top coat. BCA phoned Ian Harris (project manager) during the meeting. Ian confirmed that the main areas of the building do not need painting at present and would appear to be okay for the next 2-3 years. The areas that do need addressing are the top levels of the precast concrete spandrels (outside the windows of apartments) and beams supporting the canopy Ian will provide an email on the status of the building paintwork. A quote had been provided by Height Access of \$200,000 for painting of the building by abseiling.</p>	<p>Dean</p> <p>BCA Ltd</p> <p>Dean and Paul to chase up Kone</p>
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	<p>Short Term accommodation:</p> <p>The committee records as follows:</p> <ol style="list-style-type: none"> 1. At the AGM the concerns of a number of Owners as to the dangers to the general body of Owners in 148 that may flow from any particular owner or owners operating a business of Short Term Lets within the Building. Particular concerns were expressed to issues of safety and health, fire regulations, insurance cover, security and other matters; 2. The Committee were instructed to undertake thorough research on this subject as a matter of urgency; 3. In response to those instructions from the owners the Committee, immediately after the AGM resolved by email exchange and have done the following:- <ol style="list-style-type: none"> (a) prepared and sent to the lawyers to the BC a thorough and detailed brief of the Owner's concerns and attached particular research on this issue undertaken by members of the Committee; (b) prepared and delivered to the lawyers a draft brief addressed to the insurance broker working for the BC and required the lawyers to advise on the thoroughness of that brief with a view to sending that as soon as it is cleared by the lawyers; (c) requested the lawyers to respond with a detailed and written opinion as to the dangers (if any); and the manner in which these dangers can be negated or mitigated (d) Further to the above the Chairman also contacted the Chief Regulatory Officer at the Fire Service (Now called Fire and Emergency NZ) to get their slant on the requirements for evacuation staff for premises offering commercial accommodation to the public at large 	
	<p>There being no further general business, the meeting closed at 8.25 p.m.</p>	
	<p>The next committee meeting will be held at 6.00 p.m. on Wednesday 11 July 2018</p>	