

## 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, 3<sup>rd</sup> Floor, 115 Queen Street, Auckland City on Tuesday 18<sup>th</sup> December commencing at 6.00 p.m.

**PRESENT:** As per Attendance List:  
Paul McLuckie, Stephen Dudding, Tom Morton, Alan Penny, Andrew Sains and David Brady.

Paula Beaton representing Body Corporate Administration Limited as secretary.  
Also in Attendance: Dean Mulligan (Building Manager); and Alan Mummery (as guest)

Minutes	Action Point
<b>1. CHAIRMAN:</b> Alan Penney chaired the meeting.	
<b>2. APOLOGIES:</b> There were no apologies.	
<b>3. MINUTES OF PREVIOUS MEETINGS:</b> The Minutes of the Body Corporate Committee Meeting of this body corporate held in the offices of Body Corporate Administration Limited, 3 <sup>rd</sup> Floor, 115 Queen Street, Auckland City on Tuesday 20 <sup>th</sup> November 2018, commencing at 6.00 p.m., were taken as read, approved, accepted and adopted as a true and accurate record, following one amendment.  <u><i>Commissioning of Grayson Wagner (industrial chemists) to analyse existing paintwork</i></u> <i>Paul presented his viewpoint to get Grayson Wagner, an expert analyst, to analyse the existing paint (both thickness and chemical composition) and to give an expert opinion of the state of existing painting. The proposal was discussed and not passed.</i>  <b>Moved: Tom Morton    Seconded: David Brady    Carried</b>	

	<p>One amendment was also requested for the Minutes of the Body Corporate Committee Meeting of this body corporate held in the offices of Body Corporate Administration Limited, 3<sup>rd</sup> Floor, 115 Queen Street, Auckland City on Thursday 18<sup>th</sup> October 2018, commencing at 6.00 p.m.</p> <p><i>'Alarm would go off and 3 parties to be notified simultaneously... the company would be notified i.e. Dean, Paul and Fleet would be notified simultaneously, via text, and telephone BCA as back-up'</i></p>	
<b>4.</b>	<p><b>ADDRESS FROM ALAN MUMMERY:</b></p> <p>a) Alan Mummery introduced himself to the meeting and spoke about the history of the building e.g. why the spandrels were an important part of the design.</p> <p>There are 4 abseill anchors on the north side and 4 anchors on the south side.</p> <p>Alan Mummery was not keen on access points.</p> <p>He also spoke about the background of fit-outs and acoustic issues</p> <p>Alan provided comprehensive diagrams showing possible acoustic issues.</p> <p>Alan's recommendation was to provide a template for appropriate work in apartments to ensure that there was an appropriate level of understanding.</p> <p>There was discussion of the common property acoustics. The acoustic code has minimal acoustic protection.</p> <p>Alan will be invited back to a later meeting when time permits.</p>	
<b>5.</b>	<p><b>BUILDING MANAGER'S REPORT:</b></p> <p>This was tabled at the meeting.</p>	
<b>6.</b>	<p><b>ACCOUNTS:</b></p> <p>The financial accounts for the body corporate for the period 01.02.2018 to 30.11.2018 were submitted to the meeting, discussed, and adopted.</p> <p><b>Moved: Dave Brady    Seconded: Paul McLuckie    Carried</b></p>	
<b>7.</b>	<p><b>GENERAL BUSINESS:</b></p> <p>a. <u>LTMF Contribution</u></p> <p>There was agreement that this year's Long Term Maintenance Fund contribution of \$120,000.00 from the transaction account be transferred to a 6 month term deposit.</p> <p>b. <u>Review of oncharges to apartment owners for fire systems in apartments</u></p> <p>After robust discussion, it was agreed that oncharging for fire system items in apartments would</p>	<b>BCA</b>

	<p>be done on a case-by-case basis. Stephen Dudding recused himself from the discussion.</p> <p><u>c. Professional advice re building painting</u> Paul sought a reconsideration of the paint expert analyst opinion and the committee reiterated their previous view.</p> <p><u>d. Owners EGM to decide on access method to be used for painting</u> Paul discussed the need for an EGM for owners to decide on the preferred access method for painting and future maintenance It was noted that Allan had previously been delegated to gather all information re painting and any discussion be suspended. All relevant painting information and any other relevant information be gathered including information on any access systems to be used.</p> <p><u>e. Next BCCM Date</u> Tuesday 19<sup>th</sup> February 2019, commencing at 6.00 p.m., BCA Ltd.</p>	
8.	<p>There being no further general business, the meeting closed at 7.30 p.m.</p>	