

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 19 March 2019 commencing at 6.00 p.m.

PRESENT: As per Attendance List:

Paul McLuckie, Tom Morton, Alan Penny, Stephen Dudding

IN ATTENDANCE:

Lyn Clapperton representing Body Corporate Administration Limited as secretary.
Dean Mulligan (Building Manager); Dean was unwell and left immediately before the start of the meeting.

	Minutes	Action Point
1.	CHAIRMAN: Paul McLuckie chaired the meeting.	
2.	APOLOGIES: Andrew Sains and David Brady.	
3.	MINUTES OF PREVIOUS MEETINGS: The Minutes of the Body Corporate Committee Meeting of this body corporate held in the offices of Body Corporate Administration Limited, 3 rd Floor, 115 Queen Street, Auckland City on Tuesday 20 February 2019, commencing at 6.00 p.m., were taken as read, approved, accepted and adopted as a true and accurate record. Moved: Tom Morton Seconded: Stephen Dudding Carried	
4.	BUILDING MANAGER'S REPORT The report was tabled at the beginning of the meeting and accepted. Dean left the meeting as he was unwell.	

5.	<p>ACCOUNTS:</p> <p>The financial accounts financial year for the body corporate for the period 01.02.2018 to 28.02.19 were submitted to the meeting, discussed and approved.</p>	
6.	<p>INVOICES FOR APPROVAL</p> <p>The schedule of invoices was approved for payment.</p> <p>It was agreed that until further notice, the schedule of invoices may be circulated to the committee by email for approval.</p>	
7.	<p>LIFTS</p> <p>Paul McLuckie provided an update on the meeting with Kone following receipt of the report from Lyall Senior. There have been some changes of management within Kone. Paul and Dean will continue to monitor the work highlighted to Kone at the meeting and report to the committee at the April committee meeting.</p>	
8.	<p>AT PLANS FOR QUAY STREET</p> <p>Stephen and Tom provided an update on progress on the Auckland Transport plans for Quay Street. They will continue to monitor progress around potential flooding into the foyer and the availability of parking.</p> <p>It was agreed that Tom seek a quote from an architect to redesign the front and entranceway of the building and to assist Stephen is to obtain clearly defined plans of the private and common property in the entranceway/foyer from Price Berridge as a starting point..</p>	
9.	<p>APPLICATION FOR RENOVATIONS – 2H</p> <p>The owner’s plans were reviewed and approved with a bond of \$3,000 to be deposited into the body corporate account to cover everything from damage to common property to cleaning and disposal off site of all rubbish resulting from the work. BCA is to advise the owner.</p>	BCA
10.	<p>APPLICATION FOR RENOVATIONS – 11D</p> <p>The owner’s plans were reviewed and approved with a bond of \$3,000 to be deposited into the body corporate account to cover everything from damage to common property to cleaning and disposal off site of all rubbish resulting from the work. BCA is to advise the owner.</p>	BCA
11.	<p>SECURITY COMPUTER</p> <p>It was agreed that the main security computer be relocated in Dean’s office with minor building work to provide a wall and door for extra security for the value of between \$3-4,000 to accommodate this work.</p>	
12.	<p>UPS</p> <p>Re-wiring to allow an Uninterrupted Power Supply for the security system and the front automatic door was approved.</p>	

13.	<p>EGM FOR DECISION RE PAINTING</p> <p>There was discussion as to whether the decision re access for painting should be at an EGM. Paul felt that this was a large subject that would need time for adequate discussion and with it being a \$500,000 decision that it justified an EGM on its own for owners to discuss. However the committee resolved that there would be sufficient time in an AGM to discuss this.</p>	
14.	<p>GENERAL BUSINESS:</p> <p>a. <u>AGM</u></p> <p>Paul will prepare a draft budget for the 2019/2020 year for discussion at the next committee meeting.</p> <p>b. <u>Notice of Intention</u></p> <p>Stephen will prepare a letter to go out with the NOI for the AGM to encourage owners to nominate themselves or others for the committee.</p> <p>c. <u>Next BCCM Date</u></p> <p>Monday 15th April 2019, commencing at 6.00 p.m., BCA Ltd.</p>	BCA
	<p>There being no further general business, the meeting closed at 8.50 p.m.</p>	