

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, 4th Floor, 115 Queen Street, Auckland City on Monday 15 April 2019 commencing at 6.00 p.m.

PRESENT: As noted:
Paul McLuckie, Tom Morton, Alan Penny, Stephen Dudding, Andrew Sains, Dave Brady

IN ATTENDANCE:
Lyn Clapperton representing Body Corporate Administration Limited as secretary.
Dean Mulligan (Building Manager)

	Minutes	Action Point
1.	CHAIRMAN: Tom Morton chaired the meeting.	
2.	APOLOGIES: Nil	
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 of the meeting. Moved: Stephen Dudding Seconded: Paul McLuckie Carried	
4.	BUILDING MANAGER'S REPORT The report was tabled at the beginning of the meeting and accepted. It was noted that Dean's preference for fire service provider is South Pacific Fire instead of the current	Committee

	incumbent contractor, First Fire. A copy of the contract with First Fire is to be sent to committee members to review alongside the contract for South Pacific Fire before a final decision is made. The committee members will report back to the committee on a recommendation at the next committee meeting.	
5.	<p>ACCOUNTS:</p> <p>The financial accounts for the body corporate for the period 01.02.2018 to 31.03.19 were submitted to the meeting, discussed and approved.</p> <p>Moved: Stephen Dudding Seconded: Alan Penny Carried</p>	
6.	<p>INVOICES FOR APPROVAL</p> <p>The schedule of invoices was approved for payment. Dean and Paul will hold further discussions with Onehunga Carpets regarding finishing.</p> <p>Moved: Alan Penny Seconded: Paul McLuckie Carried</p>	
7.	<p>LIFTS</p> <p>Paul McLuckie provided an update on the progress with Kone and the lifts following the points raised in the Lyall Senior report. There had been little response from Kone since the last meeting took place between the two parties representing 148 Quay Street and Kone. An email had been sent to Kone on the 15 April 2019 and it was agreed that if there was no response and progress made within 14 days that Lyall Senior is to be engaged by the committee on behalf of the body corporate to deal directly with Kone on findings of the report.</p> <p>At the same time Lyall Senior will be asked to schedule a time to review the long term maintenance planning of the lifts.</p> <p>A subcommittee consisting of Paul McLuckie, Stephen Dudding with assistance from Dean has been appointed to deal with the lift 'project'.</p>	
8.	<p>UPDATE ON TAX ON INTEREST INCOME</p> <p>Paul confirmed that following extensive discussions with Westpac over a period of months he has been successful in reducing the applicable tax rate on funds held by Westpac on behalf of the body corporate from the original 33% to the correct rate of 28%</p>	
9.	<p>UPDATE ON STREETSCAPE</p> <p>Stephen and Tom provided an update on progress with the street scape for Quay and Tyler Streets. There are still some concerns about the potential for flooding particularly in Tyler Street. Once the kerb has been removed from the street, there is a risk of flooding into the basement on the building. Stephen and Tom will continue to monitor the progress and report to the committee.</p>	
10.	<p>APPLICATION FOR RENOVATIONS – 11D</p> <p>As part of the renovations in the unit, the skylight will be removed to prevent further leaking. The body corporate will cover the cost of painting of the ceiling area.</p>	

<p>13. GENERAL BUSINESS:</p>	<p>a. <u>AGM</u></p> <ul style="list-style-type: none"> • The date for the AGM has been set for Tuesday 21 May 2019 at 6.00 p.m. at the Mercure Hotel, Customs Street, Auckland. • The Notice of Intention will be sent within the next few days together with a letter from the committee to encourage nominations for the committee. • Paul will provide the chairpersons report for the agenda and for presentation at the meeting. • Dave will speak to the financial report at the meeting • A summary of the painting quotes for the exterior of the building with the various options and methodology will be provided by Alan and Paul and presented at the meeting to owners. • An updated set of operational rules with the proposed amendments including those relating to short term rentals will be provided to owners with the agenda for the meeting. • Tom will provide information to owners on plans for investigating upgrading of the front entranceway of the building. <p>b. <u>Next BCCM Date</u></p> <p>Tuesday 14 May 2019, commencing at 6.00 p.m., BCA Ltd.</p>	<p>BCA</p> <p>P McLuckie</p> <p>D Brady</p> <p>A Penny</p> <p>P McLuckie</p> <p>S Dudding</p> <p>T Morton</p>
	<p>There being no further general business, the meeting closed at 8.00 p.m.</p>	