



MINUTES OF AN EXECUTIVE COMMITTEE MEETING THE OWNERS - BODY CORPORATE 90202

ADDRESS OF THE BODY CORPORATE SCHEME:

Village Gardens, 16 Rototuna Road, Flagstaff HAMILTON 3210

DATE, PLACE & TIME OF MEETING: A meeting of the Executive Committee of The Owners - Body Corporate Plan 90202 was held on 27/09/2022 at The Clubrooms Village Gardens.

PRESENT:

Lot #	Unit #	Attendance	Owner Name	Representative
1	1	Apology	M Hughes	
9	9	Apology	B Dixon	
17	17	Yes	C Walker	
32	32	Yes	J Flemming	
35	35	Yes	W Fellingham	
45	46	Yes	E Muir	
59	54	Yes	I Turnbull	
60	53	Yes	N Head	

CHAIRPERSON:

Ian Turnbull

BODY CORPORATE MANAGER:

Jane Kelly

Minutes of the meeting:

1 MINUTES

Resolved that the minutes of the last Committee Meeting on 23/08/2022 be confirmed as a true record of the proceedings of that meeting.

Moved: I Turnbull

Seconded: L Muir

Carried

2 MATTERS ARISING

Driving Miss Daisy speeding around the Village - Have we contacted the driver specifically? Jane thought an email had been sent but had no response so will follow up with a phone call. Meals on wheels at the hospital need to be contacted regarding the same thing.

Resolved that the Body Corporate approve Liz Muir and Ian Turnbull to be authorised to complete the annual tax returns for the 2023 financial year end period and onwards.

Moved: W Fellingham

Seconded: C Walker

Carried

3 FINANCIALS

Resolved that the financials presented as per below be accepted:

Statement of Financial Position as at 27/09/2022:	Admin:	\$110,723.97
	Sinking:	\$169,528.07

Social Club as at 24/09/2022:	Balance:	\$512.39
	Petty cash:	\$179.00

Jane is to present accounts paid for the month prior to each meeting going forward.

Moved: I Turnbull

Seconded: J Flemming

Carried

4 ACCOUNTS

Laurie is approved to buy weed spray for lawns.

5 CORRESPONDENCE

Letter received from Unit 8 thanking the Body Corporate for how lovely the front gardens look.

6 GENERAL BUSINESS

The following general business was discussed:

Result of games and other activities is that they are not getting the attendance to make them worth it so will cancel these. Walks will be Thursday mornings on the same week. Movie afternoon was a success so will continue these.

Long Term Maintenance Plan - Jane advised that the BC ideally should have one completed by a consultant rather than doing themselves. If current one is to be used then committee need to do some work on it to get figures right.

Unit 27 moss/mould on roof still - maybe it was missed with the last roof treatment? Jane to ask contractor to check this out.

Lunch outing for committee members and other helpers around the Village was suggested. Attendees to pay for themselves.

Concrete and drain job behind Unit 53 is almost done, just waiting on the downpipe fitting to finish it off.

Fences behind units 29/30 and 26/27 - quotes to be obtained for replacement. One neighbour has accepted 50% contribution. Jane needs to get hold of neighbour behind 26/27 to obtain the same agreement from them. Once quotes received they will need to be presented to committee and the neighbours.

Bait stations now removed by contractor, Brian asked if committee want him to purchase our own. Committee said yes to this.

Parking in cul-de-sac - Some peoples visitors are parking in these areas. These areas should be kept clear so residents can safely get in and out of their garages. Service vehicles can park in these areas when visiting the nearby units but only for short periods of time and neighbours in the effected cul de sac should be advised who they are there visiting out of courtesy.

As per the show of hands at the EGM on whether the front fence should be painted the committee will not be doing anything further with this at this stage.

Rubbish trucks speeding through Village again. Jane to contact Envirowaste on this. This is the trucks doing the glass and food scraps collection.

Health and Safety assessment received which Jane tabled. She will send a copy to committee following meeting.

Follow up Mahana Signs on main signage installation as work order was sent over a month ago now.

Insurance valuation tabled which Jane explained is a \$9 million increase on the last one obtained. Committee asked if they wanted this put in place now or on renewal in a months time? They all agreed it was best to be put in place immediately.

Jane explained that the Insurance premium this year is likely to be around \$62,000 unfortunately. Taking into account the huge increase in valuation and also the EQC levy increase for residential properties throughout NZ.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 05:20 PM.