



## 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 February 2024 at The Clubrooms Village Gardens 16 Rototuna Road, Hamilton.

### PRESENT:

Lot #	Unit #	Attendance	Owner Name
59	54	Yes	Ian Turnbull
32	32	Yes	Jill Flemming
9	9	Yes	Brian Dixon
11	11	Yes	Shirley Jurgens
45	46	Yes	Elizabeth Muir
60	53	Yes	Noeline Head

### CHAIRPERSON:

Ian Turnbull

### BODY CORPORATE MANAGER:

Jane Kelly

### Minutes of the meeting:

#### 1 PREVIOUS MINUTES

Resolved that the minutes of the last Committee Meeting on 23 January 2024 be confirmed as a true record of the proceedings of that meeting.

**Moved: I Turnbull**

**Seconded: B Dixon**

**Majority in favour - Carried**

#### 2 MATTERS ARISING

Update on hall lintel repair - with engineer at present having plans drawn up for remedial work plan. Will then need to be quoted by a builder and also drawings need to go to council for application of permit/consent. Jane to ask Alan Wilkie for costings for engineer and council process, and ETA on drawings.

Update on date for bug spray - Jane wanted to check on the building washing of the units before instructing the works. Jane to send work order immediately for bug spray only, to be done by grime off as per their quote.

### 3 FINANCIALS

Statement of Financial Position as at 27 February 2024.

Admin: \$85,654.81  
Sinking: \$220,929.08  
Social Club 22/02/24: \$576.97

Liz suggested transferring surplus admin funds to OCF and invest it. \$50,000.00 to be transferred from Admin surplus to a term deposit on compounding interest instead of on maturity. Also \$20,000.00 from cash at bank sinking to be transferred to the same term deposit, so total of \$70,000.00 for 6 months on compounding interest.

**Moved: L Muir**  
**Seconded: S Jurgens**  
**All in favour - Carried**

### 4 ACCOUNTS

Reimbursement to Brian for Shed/Hall keys for Steve to store items in shed and use hall toilet if needed - \$33.52

### 5 CORRESPONDENCE

Letter from resident stating she has had a bit of a mouse problem and the bump stop at entrance has lifted on the corner and needs refixing down.

### 6 GENERAL MAINTENANCE

Van depreciation - Committee agree to fully expense their asset this year by offsetting against the expense

**Moved: L Muir**  
**Seconded: I Turnbull**  
**Majority in favour - Carried**

Large leaf blower in shed - should this be sold? Some think so. Possibly put on Trade Me to see what can be achieved, must be set at a \$250 reserve or starting bid so it does not go for any less.

**Moved: N Head**  
**Seconded: L Muir**  
**Majority in favour - Carried**  
**Against: B Dixon**

Recycling bin stickered as a nappy was placed in it. Only numbers 1, 2 and 5 can be recycled now. Residents must help towards the Village rubbish/recycling disposal, otherwise there will be bins left unemptied if contaminated.

Street light outside unit 28 has now been rectified.

Tree at Unit 18 as per back neighbours letter has been removed.

Library shelves are starting to collapse or come away from the wall. Brian has requested to purchase some materials to repair - Committee approved.

Suggestion made about finding ways to raise money for the body corporate fund rather than putting fees up so often. To be added to the AGM agenda. Jane to get some information on how the percentage paid on sale process works.

Security gates and cameras suggested again now the large development is going in down the road. Quotes to be obtained for options. Fob access would be best economically and practically.

Road marking, what is happening with this - Eddie has found a cheaper paint option so he can obtain invoice for cost and give to Jane for payment.

Expertise in Village that should be utilised more were discussed.

Lawn mowing - Steve injured at present but still mowing until surgery next month. He is going to let Jane know the plan.

Roof tiles - some of the pointing deteriorating on the roofs - Brian had Edwards and Hardy look at a couple of units roofs to report on condition and give cost indication on remedial work required. \$10 per tile, \$4,800 approximately per unit, \$8,000 approximately for hall. This does not include the full sealing over all tiles to give them longer life. Approach Kowhai Roofing for a costing for this as well as an alternative to the quote provided by Edwards and Hardy.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 6:30 PM .