

**MINUTES OF COMMITTEE MEETING OF THE BODY CORPORATE 90272 Seacrest Resort
held on Thursday 7th May 2026 at 3:00 pm in the Pool Room, Seacrest Resort, 200
Papamoa Beach Road, Papamoa**

Present: Michael Elrick, Haydon Wright, Leanne Hallowses, Milly Hazelwood, Ann O'Connell, Ray Mushett and Robyn Preston-Smith

1. QUORUM

Resolved: That a quorum was confirmed.

Michael Elrick/Ann O'Connell
Carried

2. APOLOGIES

Resolved: An apology was received and accepted from Helen de Montalk.

Milly Hazlewood/Ray Mushett
Carried

3. MINUTES OF PREVIOUS COMMITTEE MEETING

Resolved: That the Minutes of the previous meetings held on 19th March 2026 were recorded as an accurate record of the meeting. (Note: Correction Ann O'Connell)

Haydon Wright/Leanne Hallowses
Carried

4. MATTERS ARISING FROM PREVIOUS MINUTES

- Removal of Old Bank Account Signatories
- Robyn's annual contact was reviewed and renewed
- Update on subsidence issues

Helen had spent some time at Tauranga City Council and obtained some valuable information/drawings which will assist the body corporate in identifying and maintaining soakholes and water to common property and individual units.

Resolved: Expenditure of \$104.85 was approved for the purchase of a Council File. RPS to arrange reimbursement to Helen de Montalk.

Recently a soakhole at the rear of Unit 33 collapsed leaving a large deep hole which was located very close to the unit.

Steve's Plumbing & Gas were contacted to come and assess. A verbal estimate of \$10,000.00 was given to the owner of the property (Leanne Hallowses) and this was followed by a quote to inspect and stabilise before a follow up quote to complete.

In the interim Leanne contacted Chris from Aquatec who recommended a drainlayer to carry out repairs. The drainlayer inspected the site, but advised that he was not prepared to repair (due to potential issues around liability). He advised Leanne that she should go back to the original plumber (now identified as Plumberman).

Further investigation then led Leanne to have the soakhole cleaned out and then the base reestablished to ensure the ground was stabilised before filling in with soil.

If any unit owners have concerns about the soakholes on his/her property, or has experienced any noticeable subsidence or movement of the land in and around their unit, please contact Haydon or a committee member to report.

Stormwater Drains (Common Property)

Haydon will arrange a quote from Pete's Takeaways to have the stormwater drains cleaned out. Haydon will ask for a recommendation from Pete's Takeaways as to how often the drains should be cleaned out.

5. CORRESPONDENCE

A record of correspondence in and out.

Out: Application to Tauranga City Council for water remission.

Resolved: Inward and Outward correspondence received and accepted.

Leanne Hallows/Ann O'Connell
Carried

6. ONSITE MANAGER'S REPORT – for April 2026

Resolved: That the Manager's report was accepted (see attached)

Haydon Wright/Ray Mushett
Carried

Pool cover will be left off over winter. This will allow residents to enjoy the visual effects of the pool and also to preserve the cover, which is showing signs of wear.

7. HEALTH & SAFETY

Resolved: That the Manager's Health & Safety Report is accepted.

Haydon Wright/Ray Mushett
Carried

8. FINANCIAL REPORT

Financial Report to 31st March 2026 was tabled and discussed. It was agreed to remove old heat pump from the schedule of assets and include the total cost of the new pool pump purchased this year.

9. GENERAL BUSINESS

- AGM items; Any more questions / items to put on the AGM agenda
- The AGM papers and committee nomination papers have been sent out. Agenda items and nominations to be returned to Robyn by Friday 8th May.
- Printed residents contact list will be delivered with AGM Agenda and documents late next week

Resident Contact List

Recently a real estate agent who was door knocking in the complex was found to have a Seacrest Contact list. As there is confidential information on this list, residents are asked to ensure this information is kept private.

Current Committee have confirmed they will all be standing for committee again.

Water Rates

A number of water leaks over the past 12 months has seen the body corporate water rates skyrocket. Water remission for one period has been received and another application was lodged last week following another large water invoice for the period to 28th February 2026.

Haydon will carry out monthly checks and readings to assess water use to avoid having any leaks go unnoticed until we received a quarterly invoice.

Haydon will contact Tauranga City Council to see if they are able to provide a reading over the phone to remove the requirement to lift the very heavy lid for access to readings.

Colour Scheme Options for Garage Doors, Front Doors and Barge Boards

The following resolution will be included in the AGM Agenda.

Resolution Proposed: That the Seacrest colour scheme pertaining to garage doors, front door and barge boards (the building is excluded) shall be amended to include the following colours:

Willow Glade, Glenbrook, McKellar Saddle (these can be viewed on Dulux website)

Any owners interested in updating their paint scheme are invited to contact Leanne Hallows for access to competitive pricing. All costs incurred in relation to changing individual colour schemes are to be met by the unit owner.

Tobys - Progressing. Replacement Tobys are the responsibility of each owner.

Animals - Seacrest has had a no animal policy since the opening of the complex. There will be an opportunity for owners to discuss and contemplate any potential changes to this Rule.

Bookabach and similar use of the individual units is not encouraged however it was agreed that some rules need to be put in place in relation to management of outside guests.

All guests must be provided with a copy of the body corporate and information as to the guests name and contact details must be provided to Haydon prior to arrival.

It was agreed that there should be a cost associated with any management requirements in relation to short term stays.

Committee will work with Haydon to put together a precis of rules and responsibilities for these owners. Haydon will have a draft to present to the committee at the next committee meeting.

10. NEXT MEETING

- AGM – Saturday 30th May 2026 at 10:30am

Meeting closed at 4.46 pm