

**Minutes of the Seacrest Body Corporate Committee Meeting
held at 5.30pm on Thursday 26th January 2023
in the Pool Room, Seacrest Resort, 200 Papamoa Beach Road, Papamoa**

Present: Mavis Fowke, Tinka Mushett, Helen de Montalk, Trevor Arthur, Don McInnes, Marion Aitken, Brian Tonna & Robyn Preston-Smith (The Body Corporate Chair (2019) Ltd.

1.Minutes of Previous Meeting

Resolved: The Minutes of the Committee Meeting held at 5.30pm on Thursday 26th January 2022 were accepted as a true and accurate record of that meeting.

Don McInnes/Helen de Montalk
Carried

Unknown Credit \$170 (Check Bank)

2.EGM Minutes

Minutes were confirmed by Committee and will be ratified at the AGM.

3.Financial Report

RPS will send out with Minutes a copy of the financial report to date

Resolved: Trevor's expenses were approved for payment.

Mavis Fowke/Don McInnes
Carried

Resolved: Budget was approved. Monthly BC Fee will be increased to \$350.00 per month (following the addition of an extra \$2,000.00 to the LTMF (as per the long term maintenance plan)).

Don McInnes/Tinka Mushett
Carried

4.Road Closure

8th & 9th February 2023

5. Inwards Correspondence/Outward Correspondence

Resolved: Correspondence in/out Raewyn Stewart re deck approved.

Mavis Fowke/Don McInnes
Carried

6.Health & Safety

- No events or new hazards identified
- Steven Goudie – Road Upgrade Wednesday 8th & Thursday 9th February. Robyn will request Health & Safety Plan to be provided prior to commencement of works.
- Trevor will induct Stephen Goudie and other contractors on site prior to works commencing.

7.General Business

Ground between Units 19 and 20 is sinking. Requires topsoil to be added. Owner cost.

Ground between Units 12 and 13 – Curbing around body corporate drain requires repair. This is a body corporate cost. Brian Tonna advises he is happy to do this and suggests that Trevor obtain a quote from a contractor to assess what is required to fix.

Ground at the right of the teardrop requires topsoil to fill in hole in lawn. Body Corporate cost.

Trees (palms, olives etc) situated on private property are required to be maintained by the unit owner. The body corporate is responsible to ensure these trees are maintained, however the cost of maintenance is to that of the unit owner. The body corporate is responsible to meet the costs of maintaining all plantings on common property only.

It was noted that there had been some confusion dating several years back that the body corporate was responsible for maintaining all trees that were planted by the developers on private or common property. This was incorrect; however, it should be noted very early on that confusion was caused largely due to the way in which properties were marketed (e.g. Body Corporate covered all maintenance).

Responsibility for Maintenance of Private Property & Trees – AGM Agenda item.

Olive Trees at Villa 35 – removed at owner's cost.

Trevor will obtain quotes for removal of palm trees and trimming

Gas Califonts – 18 were serviced

Newsletter to residents delivered Aug/September. Mavis has since updated (placed in pool room) dated 27 November 2022.

AGM – Saturday 13th May 2023 at 10.30am.

Meeting closed at 6.50pm