

MINUTES OF A COMMITTEE MEETING OF SEACREST RESORT BODY CORPORATE
held on Thursday 13th March 2025 at 4:00pm in the Pool Room, Seacrest Resort,
200 Papamoa Beach Road, Papamoa

PRESENT: Trevor Arthur (Manager), Michael Elrick (Chairperson), Mavis Fowke, Leanne Hallows, Milly Hazelwood, Don McInnes, Helen de Montalk and Robyn Preston-Smith [The Body Corporate Chair (2019) Ltd (Seacrest Body Corporate Secretary)]

Resolution: That a quorum is confirmed.

Proposed: Michael Elrick, seconded Don McInnes. Carried.

1. APOLOGIES

All present

2. MINUTES OF PREVIOUS COMMITTEE MEETING

Resolution: That the Minutes of the previous Committee Meeting on 12th December 2024 were recorded as a true and accurate record of that meeting.

Proposed: Mavis Fowke, seconded Trevor Arthur. Carried.

3. MATTERS ARISING FROM PREVIOUS MINUTES

Michael updated the Minute folder in the clubhouse.

Trevor has investigated the cost of an automatic exit for cars at the front gate. It would require a sensor to be installed on a concrete pad, and at road level. Robyn will find out cost of new sensor set up at another similar complex and report back to the committee.

Michael has distributed a copy of the latest Body Corporate Rules.

Resolution: Rules for the placement and size of "For Sale" signs to be placed on the AGM Agenda for discussion and decision.

Proposed: Mavis Fowke, seconded Michael Elrick. Carried.

4. CORRESPONDENCE

Out: Arrears Letters and statements were sent out by Robyn.

Resolved: Inward and Outward correspondence received and accepted.

5. ON-SITE MANAGER'S REPORT including HEALTH & SAFETY – March 2025

Trevor reported no issues with the recent barge board painting.

Trevor has arranged for Jason, the arborist, to come in to prune body corporate trees. He will also quote for private property trees in need of pruning if requested by the owner.

Jason (arborist) has been booked to come on the first week of April and therefore if any owners would like private property trees trimmed or quoted, please contact Jason direct on 0274 831 351.

No Health and Safety issues.

Resolution: That the Manager's report and the Health and Safety report were accepted.

Proposed: Trevor Arthur, seconded Millie Hazelwood. Carried.

6. FINANCIAL REPORT

The financial reports for February 2025 were presented by Robyn.

Resolution: That the Financial Reports and Payments shall be approved.

Proposed: Milly Hazelwood, seconded Don McInnes. Carried.

7. GENERAL BUSINESS

Road Repairs

The body corporate will be provided with a drum of sealant to repair the body corporate road. Don is handling this, however on hold at the moment until further information has been obtained.

The 30 Year Long Term Maintenance Plan

The plan presented by Watershed Limited is comprehensive and provides good information in relation to potential costs in relation to buildings and common property that the body corporate may not have previously been aware of.

Copies of the Plan will be forwarded to all owners with the AGM Agenda and ratified as our official plan at the Annual General Meeting.

This plan is required to be shared with any interested purchasers when a property is being sold, however should be read in conjunction with the body corporate long term ("operating") plan which will cover a 10 year period and be reviewed annually.

The 30 Year Plan must be reviewed every three years which will provide updated costs to be used for the 10 year plan.

The body corporate will annually opt out of funding the 30 year plan, but rather set an annual figure to cover costs to be confirmed annually for items agreed to fund. Anything not included in the long term funds collected will be dealt with as a special levy if required.

2025 / 2026 Budget

Robyn presented the budget (exclusive of GST) for operating expenses and the long term maintenance plan.

The anticipated cost of repainting the units together with retouch of barge boards etc is likely to be in the vicinity of \$300,000.00. With the painting due in 2029, this would require the body corporate to collect \$60,000.00 per year for painting alone.

It was agreed that Robyn would present a proposal whereby the annual amount required was reduced with a one off special levy to be raised in 2029 prior to the painting taking place.

This will then be discussed by the committee at a special meeting on 27th March 2025.

Social Club

Kitchen upgrade has been funded by social club activities and work will commence shortly. Owners will be advised commencement date when date known.

8. NEXT MEETINGS

Thursday 27th March 2025 Finance Meeting at 4pm

Thursday 1st May 2025 Committee Meeting at 4pm

Saturday 31st May 2025 AGM 10:30am

Meeting closed at 6pm