

**A COMMITTEE MEETING OF THE BODY CORPORATE 90272 Seacrest Resort
to be held on Thursday 19th February 2026 at 4:00 pm in the Pool Room, Seacrest
Resort, 200 Papamoa Beach Road, Papamoa**

AGENDA

OPEN MEETING and call for additional agenda items

1. QUORUM

Resolution Proposed: That a quorum is confirmed.

2. APOLOGIES

Resolution Proposed: Apologies shall be accepted.

3. MINUTES OF PREVIOUS COMMITTEE MEETING

Resolution Proposed: That the Minutes of the previous meeting held on 27th November 2025 is an accurate records of those meetings.

4. MATTERS ARISING FROM PREVIOUS MINUTES

- The Seacrest phone was to be updated and send out by email on 13th January 2026.
- JMM insulation have insulated any units taking up their offer.
- The social group hosted an excellent Christmas pool live music and food event.
- Garden maintenance for unit #17
- The back gate has now two arms to stop the gate banging shut. It is worth just checking that the gate is closed properly once used.
- Water toby location issues.
- Painting issue at unit #35 has been resolved by Smiths painters. Water had caused a large blister to form on the front barge board due to unsecured facia.
- Received stormwater, sewage, water and lighting plans. There are no specific drainage plans for each unit.

5. CORRESPONDENCE

A record of correspondence in and out.

Resolution Proposed: Inward and Outward correspondence received and accepted.

6. ONSITE MANAGER'S REPORT – for February 2026

Resolution Proposed: That the Manager's report is accepted.

7. HEALTH & SAFETY

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

8. FINANCIAL REPORT

- Robyn has included GST returns for our records. This month we have a GST refund as a result of our insurance payment made in November 2025.
- This financial year the insurance was less than budgeted, however the budget has increased to \$49,000.00 plus GST for the coming year due to the number of weather events that have happened during the last 12 months.
- What is 'Financial independence' on transaction list?
- Kleena bins tracking more than on the budget.

Resolution Proposed: That the Financial Report and Payments shall be approved.

9. GENERAL BUSINESS

- The latest BC rules to be discussed point by point.
- Any questions to put to the AGM in May. For example whether the pets at Seacrest rule should change.

- Reports of drain smells. Given recent blocked drain issues the committee should develop some guidelines related to liability to assist when future issues arise. The 'property law act 2007' has guidelines related to tree root damage.
- The paint set aside for minor wood painting is missing. We maybe need a system of checking paint out when borrowed, or store with Haydon.
- There were reports of beach sand in the pool. Do we need signage in pool area regarding hosing down after being at the beach?
- Courtesy around pool behaviours eg use of "Little Swimmers". Cost and rate of being used; Also "Little Swimmers" dumped in the green bin.
- Painting levy for 2029/30. Discuss alternatives to lower the cost. Some thoughts;
 - Quotes from companies (still likely to be expensive)
 - Employ a certified painter, buy/hire scaffolding (likely to take a long time)
 - Source of income to cover costs (eg donations, bequeathments, hiring facilities)
 - Allow owners to opt-out and get the work done themselves based on strict guidelines and inspection
 - Any other suggestions?
- The closed Facebook group 'Seacrest Resort Papamoa' has existed since 2015 with next to no use. It was created and administered by Tinka Mushett. Michael has got 'manage' rights and has put up a couple of posts for examples.
 Could be a great way to promote events; give away / sell unwanted items; local news; post photos from social events; notice of BC meetings and possible addition of agenda items; photos promoting Seacrest.
 Need to discuss;
 - Membership – owners; residents; cards/majong players?; friends and family?; potential buyers?; rules to agree to when granted membership
 - Monitoring of posts – removal of inappropriate posts and comments
 - Rules for posting – selling?, gossip?, duration of posts
 - Rules for commenting – security? Inappropriate/hurtful/untrue comments to posts
 - Photos – the right for someone to request a photo removal

10. **NEXT MEETING**

- To be arranged.