

**MINUTES OF COMMITTEE MEETING OF THE BODY CORPORATE 90272 Seacrest Resort
held on Thursday 23rd July 2026 at 3:30 pm in the Pool Room, Seacrest Resort, 200
Papamoa Beach Road, Papamoa**

Present: Michael Elrick, Leanne Hallowes, Milly Hazelwood, Helen de Montalk, Ray Mushett,
Ann O'Connell, Haydon Wright

1. QUORUM

Resolved: That a quorum was confirmed.

Michael Elrick/Ann O'Connell
Carried

2. APOLOGIES

Resolved: An apology was received and accepted from Robyn Preston-Smith.

Milly Hazlewood/Ray Mushett
Carried

3. MINUTES OF PREVIOUS COMMITTEE MEETING

Resolved: That the Minutes of the previous meetings held on 18th June 2026 are an accurate record of the meeting.

Haydon Wright/Leanne Hallowes
Carried

4. MATTERS ARISING FROM PREVIOUS MINUTES

- The USB stick from Council with sink hole details was circulated. Copies are with Haydon, Michael and Robyn should anyone want to look at them.
- The results of the 'Garage & Door colour Palette' questionnaire were discussed. At the AGM there was a proposal to introduce three complimentary (green tone) colours to Seacrest. This received a strong majority against the proposal. The committee was interested to receive feedback on the idea. There were very few replies to the questionnaire. The feedback was that people preferred the uniformity but that a similar choice be offered at the next repainting in 2029/30.

5. CORRESPONDENCE

A record of correspondence in and out.

- In: Just before the meeting started we received the water rates remission reply from Tauranga council. This was rejected because the water usage readings are still very high. See general business below regarding what this means.
- Out: None

Resolved: Inward and Outward correspondence received and accepted.

Leanne Hallowes/Ann O'Connell
Carried

6. ONSITE MANAGER'S REPORT – for July 2026

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

The sump cleaning was recently carried out. Going forward, this will be done roughly every 5 years. Some plants have been planted in the teardrop area.

Haydon Wright/Ray Mushett
Carried.

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 June 2026 were tabled and approved.

9. GENERAL BUSINESS

Related to the water rates that remission appeal that was rejected, the history is that in the past the water rates are roughly \$6,000 per quarter. The rates for the past 5 months have averaged \$5,300 per month. The water meter also shows a 'leak' warning. Once fixed we can re-apply to have a reimbursement of water rates.

- Some history: Over a year ago we had similar large water rates bill leading to a lot of investigation and eventually one big leak being fixed under the managers property. The roadside meters have also been changed over the past year.
- We have to assume that there is a water leak somewhere in Seacrest.
- There are no signs of a water leak such as lush green grass or a water smell. The council have checked the meters and say that they are not faulty.
- Haydon will again request that we get access to online meter reading so that we can monitor changes in consumption.
- Robyn will ask the council for help. Either themselves or point us to a contractor that has the ability to find the leak.
- As this is an urgent 'emergency' the Committee have authority to spend money to get it resolved instead of having to call an EGM. Usually there is a \$2,000 limit per issue.
- Previously this has involved having no water usage in the units for a number of hours as an expert listens on the surface of the road for the sound of running water underground. It may be that we will have to go through this exercise shortly. The Committee will advise residents as this investigation progresses.

10. NEXT MEETING

- Thursday 27th August 2026 at 3:30pm

Meeting closed at 4.20 pm