MINUTES OF THE ANNUAL GENERAL MEETING OF BODY CORPORATE 90272 Seacrest Resort held at 10.30 am on Saturday 30th May 2026 in the Poolroom, Seacrest Resort, 200 Papamoa Beach Road, Tauranga

Meeting opened at 10.30am

Present: Haydon Wright (46), Michael Elrick (16), Ray & Tinka Mushett (22), Bernadette Campbell (13), Trevor Campbell (13), Tony Gordon (34), Clare Gordon (34), Marion Aitken (21), Heather & John Cullington (4), Maureen Weeks (39), Mavis Fowke (8), Melanie Stewart (35), Raewyn Stewart (40), Patricia Pamment (9), Robin & Avril Grigg (2), Helen Davies (5), Bev McInnes & Don McInnes (1), Paul Grunwell (25), Ian & Leigh Motion (44), Pam Simons (7), Milly Hazelwood (41), Helen de Montalk (37), Doug Slater (32), Gary Dillistone (24), Anne O'Connell (32), M Acushla Bolger (43), Val Mackenzie (45), Dora Bardell (19), Raewyn Mills (38), Aillen Elrick (16), Celeste Henderson (31) and Robyn Preston-Smith (The Body Corporate Chair Limited).

1. QUORUM

Resolved: A quorum of no less than 25% of owners present/registered was confirmed.

Mavis Fowke/Dora Bardell
Carried

2. APOLOGIES

Resolved: Apologies were received and accepted from Ray Fowke (8), Leanne Hallowes (33), Ann Simon (18), Tania Murray (6), Toni Mills & Keith Wisneskey (14) and Jocelyn Byrne (28)

Helen Davies/Don McInnes
Carried

3. PROXIES

Resolved: Proxies were received and accepted from Leanne Hallowes appointing Helen de Montalk.

Don McInness/Ann O'Connell
Carried

Discussion regarding the notation on proxy appointment and postal voting forms "**All owners must sign**".

A proxy appointment or postal voting form is only required to be completed if an owner or owners are not attending the AGM in person (or other general meeting).

The statement on these forms "**All owners must sign**" is included because the Unit Titles Act (2010) requires that all of the owners of the unit for which a form is being completed, must sign. If all owners do not sign the form, proxy or postal forms are invalid.

If you are attending the meeting in person, your vote will be counted on the day of the meeting.

4. POSTAL VOTING FORMS

Resolved: Postal voting form was received and accepted from Ann Simon (18).

Millie Hazelwood/Dora Bardell
Carried

5. MINUTES OF PREVIOUS MEETINGS

Resolved: The Minutes of the Annual General Meeting held on 31st May 2025 were recorded as a true and accurate record of that meeting.

Helen de Montalk/Tinka Mushett
Carried

6. MATTERS ARISING

In the Minutes of the 2025 General Business (20) Reference to the units having been built with untreated timber is not correct.

There may be some units built (4 individual building companies completed the development) however an owner who has lived in Seacrest since the early development days confirmed that treated timber had been observed during that time.

Excerpt from email received by Robyn Preston-Smith from Jo Zeldenrust-Muir | Building Support Officer on 10th March 2026
As per our discussion I can't see anything relating to weathertight issues, other than the determination on file for "units 7,8,19,34 and 35. There is nothing on our files for [redacted] indicating any weather tight issues that I can see. The weathertight issues were dealt with by The Department of Building and Housing back in the day, so not sure where the bank has received their information from"

Email Minutes of Meetings

Confirmed all owners who have email are now receiving the minutes.

7. BODY CORPORATE CHAIRPERSON'S/COMMITTEE REPORT

Resolved: That the Body Corporate Chairperson's Annual Report was received and accepted into record.

Michael Elrick/Raewyne Mills
Carried

8. BODY CORPORATE CHAIRPERSON

Resolved: That Michael Elrick (16) was appointed as Body Corporate Chairperson until the next Annual General Meeting. The Chairperson is automatically appointed Committee Member and Committee Chairperson.

Don McInnes/Ray Mushett
Carried

9. DELEGATION OF POWERS AND DUTIES

Resolved as a Special Resolution: **T**hat the Powers and Duties of the Body Corporate were delegated to the Body Corporate Committee pursuant to Section 108 of the Act and Regulation 11(2) except for the Powers and Duties of the Body Corporate set out in Section 108(2) of the Act, being:

1. subsection (1) (which is the general power of Delegation);
2. Section 41 (which provides for reassessment of ownership interests and utility interests);
3. Section 105(3) which requires the body corporate to comply with the body corporate operational Rules);
4. Section 136(4) (which relates to the application of insurance monies in or towards reinstatement of the development.

And

(a) A matter if the Act provides for the matter to be decided by the body corporate by special resolution.

Mavis Fowke/Helen Davies
Carried

10. BODY CORPORATE COMMITTEE

Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 has seen a number of changes to the way in which bodies corporate operate and established a number of new and robust requirements of owners, committee and managers.

Committee members are required to adhere to a Code of Conduct and also to declare and potential conflicts of interests (as is the Body Corporate Administration Manager).

The elected Chairperson of the body corporate is now automatically appointed as a committee member and committee chairperson.

Committee Code of Conduct

Schedule 1ACode of conduct for body corporate committee members r 28A

1 Commitment to acquiring understanding of Act, including this code

A member must have a commitment to acquiring an understanding of anything in this Act and the regulations, including this code of conduct, that is relevant to the member's role on the committee.

2 Honesty, fairness, and confidentiality

(1) A member must act honestly and fairly in performing the member's duties as a committee member.

(2) A member must not unfairly or unreasonably disclose information held by the body corporate, including information about an owner of a unit, unless authorised or required to do so by law.

3 Acting in body corporate's best interests

A member must act in the best interests of the body corporate in performing the member's duties as a committee member, unless it is unlawful to do so.

4 Complying with Act and this code

A member must comply with the Act, these regulations, including this code, and any other applicable legislation relating to matters for which the committee has responsibility in performing the member's duties as a committee member.

5 Conflict of interest

A committee member who is eligible to vote must disclose to the committee any conflict of interest the member may have in a matter before the committee.

(1) Resolved: That the number of Committee members was determined as 7.

Mavis Fowke/Helen Davies
Carried

(2) Resolved: That Milly Hazelwood (41), Helen de Montalk (37), Michael Elrick (16), Leanne Hallowes (33), Ann O'Connell (32), Haydon Wright (46), Ray Mushett (22).were elected as the body corporate committee until the next Annual General Meeting.

Aillen Elrick/Dora Bardell
Carried

(3) Resolved: That the Committee quorum shall be 5.

Don McInnes/Aillen Elrick
Carried

Note: A late nomination was received at the meeting however could not be accepted due to not having been received by the date stated on the Notice of Intention to Hold the 2026 AGM. A date is given for all nominations and/or resolutions proposed for each Annual General Meeting.

The body corporate has previously declined late nominations and therefore this could not be accepted.

11. FINANCIAL REPORT

Resolved: That the Financial Report to 31st March 2026 prepared by M2 Accounts was adopted.

Don McInnes/Helen de Montalk
Carried

Resolved as a Special Resolution: That the Financial Report to 31st March 2026 prepared by M2 Accounts shall not be audited.

Tinka Mushett/Don McInnes
Carried

12. BODY CORPORATE COMMITTEE EXPENDITURE

Resolved: That the Body Corporate Committee may spend up to $2,000.00 for any one unbudgeted R&M item deemed necessary in relation to common property maintenance.

Mavis Fowke/Anne O'Connell
Carried

13. BUDGET

Expenses	GST Exclusive		GST Inclusive			
204 Fire Protection	-$	75.00	-$	86.25		
270 Pool Expenses	-$	1,800.00	-$	2,070.00		
271 Electricity Sewage Pump	-$	420.00	-$	483.00		
300 Accountancy	-$	900.00	-$	1,035.00		
352 Electricity Pavilion and Pool	-$	2,400.00	-$	2,760.00		
414 Printing, Stationery, Post	-$	1,000.00	-$	1,150.00		
428 Repairs and Maintenance	-$	8,000.00	-$	9,200.00		
557 Management Fee	-$	59,049.00	-$	67,906.35		
558 Telephone & Tolls	-$	1,200.00	-$	1,380.00		
560 Gas	-$	3,000.00	-$	3,450.00		
562 Rates (Water)	-$	14,535.00	-$	16,715.25		
564 Body Corporate Mgmt Fee	-$	11,148.00	-$	12,820.20		
569 Grass/Rubbish Removal	-$	3,000.00	-$	3,450.00		
570 Gardening Supplies/Plants	-$	360.00	-$	414.00		
573 Clubrooms Supplies	-$	200.00	-$	230.00		
576 Legal Expenses			$	-		
583 Insurance Premiums	-$	49,000.00	-$	56,350.00		
767 Accomplish Cash Manager License	-$	365.00	-$	419.75		
Total Expenses	-$	156,452.00	-$	179,919.80		
Total Operating Cost Less Mgmt Fee			$	-	**-$**	**112,013.45**
Long Term Maintenance Fund			$	-		
778-1 LTM - Paint Units & Clubroom	-$	26,500.00	-$	30,475.00		
778-2 LTM - Barge Bds, Garage & Doors	-$	9,000.00	-$	10,350.00		
778-3 LTM - Replace Pool Cover	-$	1,000.00	-$	1,150.00		
778-4 LTM - Upgrade Pool Solar	-$	2,000.00	-$	2,300.00		
778-5 LTM - Pool Gas Heater Service	-$	500.00	-$	575.00		
778-6 LTM - Pool Sand Filters	-$	500.00	-$	575.00		
Total Other	-$	39,500.00	-$	45,425.00		
Opearting Levies (46)	-$	2,435.08				
Management Fee (45)	-$	1,509.03				
Long Term Maintenance (46)	-$	987.50				
Residents Annual	**-$**	**4,931.61**				
Manager Annual			**-$**	**3,422.58**		

Resolved: That the 2026/2027 Budget (Operating and Long Term Maintenance Fund) of $225,344.80 including GST shall be adopted and that Body Corporate levies shall be increased to $4,920.00 (total rounded down) per annum ($410.00 per month over 12 months) effective 1st April 2026.

Don McInnes/Dora Bardell
Carried

14. PAYMENT OF BODY CORPORATE LEVIES

Resolved: That Body Corporate levies are payable monthly in advance in the sum of $410.00 and paid in full by 31st March 2027.

Milly Hazelwood/Don McInnes
Carried

If you have a current automatic payment please do the following:

Arrange to change your automatic payment authority from 1st July 2026 to $410.00 per month and make a one off payment of $30.00 to cover the shortfall for April, May and June. Please reference your name and unit number.

If you need assistance, please speak to a committee member or contact the Body Corporate Manager, Robyn Preston-Smith on 021 901744 or email robyn@bcc.co.nz

Resolved: That interest of 10% per annum will accrue on levies not paid, effective on the 1st of the month following due date.

Mavis Fowke/Heather Cullington
Carried

Resolved: That the Body Corporate shall take action against any owner whose levies remain unpaid to 90 days through the Tenancy Tribunal (Unit Titles Act). All costs, including Application Fee associated with collecting unpaid levies will be to the defaulting owner's account.

Anne O'Connell /Helen Davies
Carried

Resolved: That the body corporate shall continue to collect levies towards the cost of the full repaint of the body corporate buildings scheduled for 2030, however the bulk of painting cost shall be met by a special levy to be raised in 2030.

Don McInnes/Anne O'Connell
Carried

This is to allow owners to budget this cost outside of body corporate levies.

16. HEALTH & SAFETY

No new hazards
No incidents reported

Common property paths leading to pool is cracked. Caution advised.

Resolved: That the Health & Safety Plan shall be reviewed prior to the next Annual General Meeting.

Helen Davies/Aillen Elrick
Carried

17. LONG TERM MAINTENANCE FUND

Resolved as a Special Resolution: That the Body Corporate shall not collect the annual amount specified in the long term maintenance plan but shall continue to collect funds for long term maintenance at a sum to be decided at each Annual General Meeting (2026/2027 year $45,425.00 including GST).

Helen de Montalk/Helen Davies
Carried

18. GENERAL BUSINESS

Colour Scheme Options for Garage Doors, Front Doors and Barge Boards
Garage Door Colour Palette was available at the AGM for viewing.

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)***

Milly Hazelwood/Helen de Montalk
Motion Failed

A great majority of owners present wished to stay with the uniformity of the village.

Animals

Seacrest has had a no animal policy since the opening of the complex. Discussion held and the majority agreed that the current no pets rule should remain in place.

Gas

Consideration to be given to have a bulk discount for the replacement of gas infinity units with electric hot water cisterns. Haydon is currently looking at options supply/install.

Meeting closed at midday