

**MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE 90272 Seacrest
Resort held on Thursday 5th March 2026 at 4:00 pm in the Pool Room, Seacrest Resort,
200 Papamoa Beach Road, Papamoa**

The purpose of this meeting is to review the latest BC operational rules point by point.

PRESENT: Michael Elrick, Anne O'Connell, Milly Hazelwood, Helen de Montalk, Haydon Wright and Ray Mushett.

1. QUORUM

Michael to ask Leanne if there is a day and time that better suits her for future BCC meetings.

Resolved: That a quorum is confirmed.

Michael Elrick/Milly Hazelwood
Carried

2. APOLOGIES

Apologies received from Leanne Hallowes. Robyn Preston-Smith was not required for this meeting.

3. MINUTES OF PREVIOUS COMMITTEE MEETING

Resolved: These will be addressed at the meeting to be held on 19th March 2026.

Anne O'Connell/Ray Mushett
Carried

4. MATTERS ARISING FROM PREVIOUS MINUTES

To be addressed at the meeting to be held on 19th March 2026.

5. CORRESPONDENCE

To be addressed at the meeting to be held on 19th March 2026.

6. ONSITE MANAGER'S REPORT – for February 2026

To be addressed at the meeting to be held on 19th March 2026.

7. HEALTH & SAFETY

To be addressed at the meeting to be held on 19th March 2026.

8. FINANCIAL REPORT

- To be addressed at the meeting to be held on 19th March 2026.

9. GENERAL BUSINESS

- The latest BC rules were discussed point by point.
- This is based on the PDF document titled 'Seacrest Resort Body Corporate Rules Amended 15th May 2021.pdf'.
- A committee member showed some useful documentation that was supplied when they bought their property back in 2013, that might be handy to re-instate. These came from PH Consulting. **Michael** will ask Robyn if she has a copy of those.

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- There is a requirement for a document version number or date on the title page. **Michael** will ask Robyn if she can add that.
- 'Unit Titles Act 2010 and Regulations 2011' doesn't need updated due to recent changes to unit titles act, as on page 2 it says includes 'statutory modification'.

2.3 ... enter into any agreement with a secretary ... annually renewable...

- Robyn's contact renews in April. At the BCC meeting to be held on 19th March 2026, feedback will be received to enable the Chairperson (**Michael**) to review and renew the contract.

2.4 settle and approve schemes for the exterior colour and landscaping of the Units ...

- There has been a recent request to change colours but the EGM September 2024: 'Resolved by Ordinary Resolution the Body Corporate agrees update the Seacrest Resort colour scheme using Dulux paints as follows.
Fascia - Dulux Cossack Rock
Front doors - Dulux Cossack Rock
Garage doors - Dulux Cossack Rock'
 - At the 2026 AGM a question will be raised as to whether unit owners want to retain the uniformity of colour at Seacrest or have a range of colours available from a suitable palette. **Milly** will put together a palette.
- 3.2** Use any Unit or the Common Property in such a manner as to unreasonably interfere with the use and enjoyment thereof by the other Owners, lessees, or occupiers ...
- still a main guiding rule
- 3.6** ... nor interfere in any way with the peaceful enjoyment of other Unit Owners ...
- still a main guiding rule
 - Some feedback was received about a noisy unit. **Michael** will discuss this with Robyn.
- 3.13 & 3.14** ... protected tree ...
- It has previously been established that trees on a unit property are the responsibility of the unit owner (BCC meeting June 2023)
- 4.3** Parking any vehicle in an area or space designated for visitor parking shall be limited to three (3) hours on any one occasion
- We haven't had to enforce this but a useful tool if required
 - From 2025 AGM: 'Visitor Parking is not to be used for long term parking. If vehicles cannot be parked within your property then they should be parked on Papamoa Beach Road.'
- 10.1** The swimming pool areas may only be used by an Owner or occupier of any Unit and their invitees
- There have been a few occasions where invitees have used the pool all day long and haven't had the owner or occupier present.
 - It is expected that owners and residents are responsible for their invitees, especially when using the pool, which would mean being in attendance at the pool for the majority of the time of the invite.
- 14.1** An Owner or Occupier is not permitted to bring or keep any animal in any unit or on the common property.
- The main pets envisioned are cats and dogs. The issues being; cats because they can fight at night and dig in people's gardens; dogs because they can be noisy and should not be allowed to roam; that unit owners bought their units because there was a no pet rule.
 - It has previously been established that visiting pets are allowed for short periods of time
 - At the 2026 AGM a question will be raised as to whether unit owners want to retain the no pet's rule. If not then the committee will create some rules.
- 17.1** An owner who leases/rents his/her unit for any short-term period shall notify the Manager of the duration of the rental and the number of persons occupying the Unit.
- This was covered at a recent BCC meeting

All in all the rules seem fit for purpose. The purpose of these rules is not to be too prescriptive but to allow the manager, BC and secretary enough authority to continue to make Seacrest a great place in which to live.

- Meeting closed at 5:00 pm.

10. **NEXT MEETING**

- Next BCC meeting - Thursday 19th March 2026 at 4:00pm
- AGM – Saturday 30th May 2026 at 10:30am