

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

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

1. QUORUM

Resolved: That a quorum is confirmed.

Michael Elrick/Milly Hazelwood
Carried

2. APOLOGIES

Resolved: Apologies received from Helen de Montalk and Leanne Hallowses. Robyn Preston-Smith was not required for this meeting.

Michael Elrick/Milly Hazelwood
Carried

3. MINUTES OF PREVIOUS COMMITTEE MEETING

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

Anne O'Connell/Ray Mushett
Carried

4. MATTERS ARISING FROM PREVIOUS MINUTES

- The Seacrest phone was updated and sent out by email on 13th January 2026.
Haydon will add the email addresses that are missing
Haydon will add regular supplier contacts (eg plumber) at the bottom of the list
Haydon will highlight committee members
- JMM insulation have insulated any units taking up their offer.
- The social group hosted an excellent Christmas pool live music and food event.
Photos on the 'Seacrest Resort Papamoa' Facebook group
- Garden maintenance for unit #17
See 'correspondence'
- 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.
This is ongoing as it has proven more difficult than expected. The wetter weather may make location under grass easier. The original water plans we received are of little help.
- 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 fascia.
The spare pot of wood paint was missing. Whoever has it please return to Haydon or the shed. Another 4 litre tin had to be bought. This wont be stored in the shed. See Haydon if you require the paint.
- 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.

- Unit 17 – Letter requesting payment of levy shortfall and advice that the owner was to arrange for gardening services, or the body corporate would arrange. Costs to be paid by the body corporate and on-invoiced to the owner. [update after meeting: Arrears has now paid paid]
- The quarterly water rates were higher than normal, possibly use to recent leaks that have been fixed.
Haydon will do a water meter reading and Robyn will request a rebate.

[update after meeting: Michael had been verbally advised last year that the BC could have access to the water meter readings, however when RPS contacted Council she was advised that this was not possible. RPS will contact Council again to double check.]

Resolved: Inward and Outward correspondence received and accepted.

Anne O'Connell/Ray Mushett
Carried

6. ONSITE MANAGER'S REPORT – for February 2026

- The Managers report is attached to the minutes of meeting.
- During the heavy rain around the 22nd January Haydon kept a close eye on things inspecting the village for flooding etc. This is one of the advantages in having an on-site manager. There were no issues.
- A quote for \$1,500 for a system to allow automatic car exits at the front gate was received. This is seen as beneficial for avoiding more purchases of \$100 remotes, and for guests and emergency vehicles leaving. You still have to enter the code or have a remote to enter Seacrest. Haydon was instructed to go ahead with this purchase after Michael checks with Robyn. (Robyn had no issues, so we will go ahead with this)

Resolved: That the Manager's report is accepted.

Haydon Wright/Anne O'Connell
Carried

7. HEALTH & SAFETY

- No issues.

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

Haydon Wright/Anne O'Connell
Carried

8. FINANCIAL REPORT

- The Social group pay for all renewables in the club house. There is a provision for \$200 in the budget for these items. With the recent rise in use of nappies, for pool use, the Social Group will continue monitoring and purchasing these but pass the invoices on for reimbursement.
- 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.
- The item 'Financial independence' on the transaction list relates to the insurance.
- Kleena bins tracking more than the budget of \$250 pm, currently tracking higher. This is probably seasonal but please ensure that all green bins put out on a Tuesday are full.
- Michael to check that the previous signatories have been removed.
- Bank Account Balances as of 20th February 2026;
Seacrest \$8,004.48
Seacrest Contingency \$89,646.26

Resolved: That the Financial Report and Payments were approved.

Michael Elrick/Milly Hazelwood
Carried

9. GENERAL BUSINESS

- The latest BC rules to be discussed point by point
This was differed until a special meeting on 5th February
- Possible items were discussed to put to the AGM in May.
 - Whether the pets at Seacrest rule should change.
 - Proposed BC fee increase of \$10 per month. This is a 2.5% increase.
 - Remind owners of the painting levy coming 2029/30.
 - Discuss paint colours.

- Reports of drain smells. Given recent blocked drain issues the committee discussed developing some guidelines related to liability to assist when future issues arise. The 'property law act 2007' has guidelines related to tree root damage.
 - The BC is responsible for the main sewer.
[updated after meeting: BC responsible up to the boundary (approximately 1 metre from the interior roads) The general rule is that the BC will only fund the repairs and maintenance that it collects for. The BC does not collect funds for the repairs and maintenance of undergrounds services that relate to an individual property.]
 - The BC is not responsible for drains leading from units to the main sewer, except for the club house.
 - Any issues with smells or blockages will be the responsibility of the unit's owner and may need liaising with neighbours.
 - It's probably a good idea that Haydon should be contacted in the first instance, as he has some experience with this and has contacts should a contractor be required.
- There were reports of beach sand in the pool.
Haydon will arrange signage at the pool area tap regarding hosing down if you are 'sandy'.
Haydon will look into a longer hose fitting as sand is not always on peoples' feet.
- The "Little Swimmers" nappies available at the pool are for occasions when a nappy has been forgotten and to prevent accidents. Please try and supply your own.
Do not place used nappies in the green bins.
- Haydon will look into ways to indicate pool depth.
- There was a discussion about owners wishing to paint their garage doors a different colour.
Michael will investigate and clarify the rules regarding that, with a possible inclusion at the AGM.
- There was a discussion of the painting levy for 2029/30 and possible alternatives to lower the cost. Discussions included;
 - Closer to the time get more competitive quotes from companies (still likely to be expensive)
 - Seacrest employ or contracts a (a maybe retired) certified painter, buy/hire scaffolding (likely to take a long time, maybe legal issues)
 - Other sources 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 binding final inspection
 - Talk to other similar Body Corps to see how they are approaching this
 Of the suggestions the committee will look further into the option of employing or contracting someone, and options for final sign off of any work done.
- The closed Facebook group ' Seacrest Resort Papamoa' has existed since 2015 with very little use. A couple of posts as examples have been posted.
This 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 and general photos promoting Seacrest.
After discussion it was decided that the Facebook group would be used as an alternative communication medium and that membership would be restricted to owners and residents
All posts and comments will be monitored with removal of inappropriate posts and comments. A person can request a photo removal.
- Meeting closed at 5:55 pm.

10. **NEXT MEETING**

- Go through BC operational rules - Thursday 5th March 2026 at 4:00pm
- Next BCC meeting - Thursday 19th March 2026 at 4:00pm
- AGM – Saturday 30th May 2026 at 10:30am