

**MINUTES OF A COMMITTEE MEETING OF SEACREST RESORT BODY CORPORATE
held on Thursday 27th March 2025 at 4:00pm in the Pool Room, Seacrest Resort,
200 Papamoa Beach Road, Papamoa**

PRESENT: Trevor Arthur (Manager), Michael Elrick (Chairperson), Leanne Hallows, Milly Hazelwood, Don McInness, Helen de Montalk

Resolution: That a quorum is confirmed.

Proposed: Michael Elrick, seconded Don McInness. Carried.

1. APOLOGIES

Apologies from Mavis Fowke.

Robyn Preston-Smith [The Body Corporate Chair (2019) Ltd (Seacrest Body Corporate Secretary)] was not invited to attend but was available by telephone if required.

2. REASON FOR MEETING

This meeting was called ahead of the next normal committee meeting specifically to discuss the budget and finances.

3. MATTERS ARISING FROM PREVIOUS MINUTES

These will be discussed in the meeting to be held on 1st May 2025.

4. DISCUSSION OF LONG TERM MAINTENANCE PLAN (LTMP) AND IMPLICATIONS TO SEACREST FINANCES

Robyn had previously sent through some financial details. Those in combination with the large 'Watershed' LTMP were used to paint a picture of the Seacrest finances for the next 30 years (LTMP requirement), 10 years (working budget) and 5 years (specifically to cover painting costs in 2030).

The most pressing reason for the catch up was to discuss the funding of the upcoming villa painting in 2030.

In 2024 the Seacrest villas woodwork was repainted. The reason to only paint the woodwork was to fit in with the historic painting schedule ie paint walls, then in 5 years paint the woodwork, then in 5 years paint the walls again. Effectively a ten year cycle but staggered. The ten year cycle reflects the recommended life of the paintwork.

One of the main costs associated with the 2024 \$90k contract was Health & Safety related, requiring the use of scaffolding and a 'cherry picker'. It was decided that we should combine the woodwork and wall painting in one and so incur only one set of scaffolding costs. This will work out cheaper for Seacrest in the long term.

Michael prepared some spreadsheets and walked the committee through the results.

The first involved what money would be required for the work identified in the LTMP but in the next 5 years and excluding villa painting. That includes items such as boundary fence repairs, swimming pool upgrade, solar panel upgrade etc. That came to roughly \$13k per year for the next 5 years, leading to a monthly cost of \$25 per unit per annum.

Then the painting costs were discussed.

The Watershed estimates for painting Seacrest (at today's prices and excluding GST) is \$248,250.

To test the Watershed estimate, and using some assumptions Michael developed a model that came out at \$253,680 excl GST.

To test both the above figures Don requested a quote from Smiths, who did the 2024 painting work. The Smiths 2024 work had had no complaints. Their quote came in at \$456,600 excl GST.

The committee will have to get competitive quotes nearer the time but based on the above a levy to cover the painting work in 5 years time would likely be \$5,500 per unit or more (at today's prices).

The committee agreed to put forward to the AGM in May an increase of the monthly body corp fee from \$375 per month to \$400 per month (7% increase) and to raise a levy to cover painting in 2030.

Resolution: That the proposed increase in monthly body corporate fees and a special painting levy be proposed at the AGM.

Proposed: Michael Elrick, seconded Leanne Hallows. Carried.

5. OTHER MATTERS RAISED

There was some discussion about outsourcing the existing Body Corporate committee to a 'Professional Body Corporate' company. Helen knows some villages that use such companies. Helen and Michael will talk to those villages to see if such an arrangement would work for Seacrest.

Michael will ask Robyn to move any Seacrest monies currently not earning interest to our interest bearing account.

Shirley Mulholland's family have cleaned and donated Shirley's garden table and chairs to be used at the poolside. Michael will arrange it to be moved there.

The next meeting will be to discuss and tidy up any issues prior to the AGM in May.

6. NEXT MEETINGS

Thursday 1 st May 2025	Committee Meeting at 4pm
Saturday 31 st May 2025	AGM 10:30am

Meeting closed at 5:20pm