

**MINUTES OF A COMMITTEE MEETING OF BODY CORPORATE 90272 Seacrest Resort
held on Thursday 28th August 2025 at 4:00 pm in the Pool Room, Seacrest Resort, 200
Papamoa Beach Road, Papamoa**

Present: Michael Elrick, Anne O'Connell, Milly Hazelwood, Leanne Hallows, Haydon Wright, Ray Mushett, and Robyn Preston-Smith.

1. QUORUM

Resolved : That a quorum was confirmed.

Anne O'Connell/Milly Hazelwood
Carried

2. APOLOGIES

Resolved : Apology accepted from Helen de Montalk

Haydon Wright/Ann O'Connell
Carried

3. MINUTES OF PREVIOUS COMMITTEE MEETING

Resolved : That the Minutes of the previous meeting held on 31st July 2025 were recorded as an Record of that meeting.

Milly Hazelwood/Michael Elrick
Carried

4. MATTERS ARISING FROM PREVIOUS MINUTES

- **Bank account signatories;**

Haydon advised he did not need access to the body corporate bank account, however, was interested in having access to previous contractors details/costs.

Discussed access to Cash Manager accounting software for Haydon to source information on suppliers, dates and costs. Cost from CM is approximately \$800.00 per annum. Decided that Robyn & Haydon could communicate on this information with Robyn first providing a list of suppliers for Haydon to refer to. RPS to action.

- **Gas pool heater quotes;**

Haydon has obtained several quotes for replacement heat pump ranging from \$10,000 to \$12,300 including installation.

Haydon will ask Steve's Plumbing & Gas if they can supply and install Astral Heat Pump at the same price as quoted by Bay Gas (\$9,978.00 including installation).

The Pool Shop to quote on new pool pump (Saltwater chlorinator) to be installed (cost estimated to be up to \$3,000.00 installed).

Resolved: Committee confirmed that Haydon may, pursuant to Section 27 (1) of the Unit Titles Act Regulations 2011 spend up to \$14,000.00 to have the Astral Heating Unit and Pool Pump (salty) installed.

Milly Hazewood/Ray Mushett
Carried

- Health & Safety Plan Update - Circulated and will be discussed at the next meeting.
- New Gate Remotes – Cost to owners (bulk buy will reduce the per unit cost on service charge).

Cost to supply and program 2 x new gate remotes;
2 x Mitto 2 remotes @ \$78.00 each \$156.00
1 x Service charge to program remotes on site \$110.00
Total \$266.00 + GST

- **The back gate** was slamming shut and Haydon has now repaired it.
- **The sewer** gets cleaned by Downers but there is no formal arrangement in place. Discussed possible audio alarm to go with sewer flashing light alarm – low priority.
- Haydon had installed always-on **LED lighting**, but a resident turned it off and installed their own solar lighting.

A timer will be installed to control the LED lighting the next time an electrician is doing work.

- Haydon reported that there are a couple of **soak holes** on properties that need attention.

These have been cleaned however the issue is stagnant water pooling causing a stale water/mud smell.

- **The pool filter has a slow leak** – this is minor. Steve's Plumbing & Gas attempted to repair; however this was unsuccessful. Haydon will have this looked at again.
- Green Bins located at Tear Drop will be moved to outside the pool house next to Unit 40.
- Trevor's leaving morning tea was a success with many people in attendance.

5. **CORRESPONDENCE**

Nil

6. **ONSITE MANAGER'S REPORT – for August 2025**

Resolved: That the Manager's report was accepted.

Haydon Wright/Leanne Hallows
Carried

7. **HEALTH & SAFETY**

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

Haydon Wright/Milly Hazelwood
Carried

Sewage leak – Haydon cleaned up the area after repair to ensure any health and safety concerns were addressed.

8. **FINANCIAL REPORT**

Resolved: That the Financial Report and Payments were approved.

Milly Hazelwood/Anne O'Connell
Carried

9. GENERAL BUSINESS

- There was a rumour that individual water rates were to be introduced to Seacrest. Does anyone know if this is correct? **TCC advised No.**
- Was the roadside water meter replaced with a smart meter? **Replaced on 1st July 2025**
- **Vehicle Gate** – In case of an emergency (power outage), the gate can be opened manually by an override key. The key is to be hung in an area close to the gate motor. Haydon shall investigate and arrange appropriate location.
- Is there any update regarding the water rates rebate after the leak was fixed?
RPS confirmed with TCC that this is still progressing
- **Seacrest Phone List to be updated** (Haydon will attend)
Owners
Tenants (RPS will email owners for tenant information)

Robyn will send out an email to owners who rent their units to ensure that all new tenancy agreements are provided to Haydon & Robyn. Also all tenants must be provided with a copy of the body corporate rules and acknowledge receipt of same.

- **Lawnmowing** - Lawnmowing: 3 weeks in winter, 2 week in summer or as required
- **LTMP** – Milly asked if the current LTMP has included Pool Heater Replacement (10-15 years) and pool pump (8-10 years). RPS to check and report.
- House insurance cover document in meetings folder in the pool room. Any person wishing to make an insurance claim should contact Robyn Preston-Smith robyn@bcc.co.nz to lodge claim.

10. NEXT MEETING

- 25th September 2025 at 4pm

house insurance cover doc in meetings folder