NOTICE OF ANNUAL GENERAL MEETING OF BODY CORPORATE 90272
SEACREST RESIDENTIAL RESORT BODY CORPORATE
To be held at 10.30am on Saturday 13th May 2023 in the Pool Pavilion, Seacrest Resort, 200 Papamoa Beach Road, Papamoa

AGENDA

1. QUORUM

Resolution Proposed: That a Quorum is confirmed.

2. APOLOGIES

Resolution Proposed: That apologies be accepted.

3. PROXIES

Resolution Proposed: That proxies shall be accepted.

4. POSTAL VOTING FORMS

Resolution Proposed: That the postal voting forms are accepted.

5. APPOINTMENT OF THE BODY CORPORATE CHAIRPERSON

Resolution Proposed: That Mavis Fowke shall be appointed as Body Corporate Chairperson until the next AGM.

6. DELEGATION OF POWERS AND DUTIES

Special Resolution Proposed: That the Powers and Duties of the Body Corporate are 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.

7. ELECTION OF THE BODY CORPORATE COMMITTEE

Resolution Proposed: The number of Committee members shall be determined as 5.

Resolution Proposed: That the 5 unit owners elected form the body corporate committee.

Nominated are Trevor Arthur (46) , Mavis Fowke (8), Michael Elrick (16) Don McInnes (1), Marion Aitken (21), Catherine (Tinka) Mushett (28) Helen de Montalk (37) and Leanne Hallowes (33).

Please bring your voting form with you to the meeting.

Resolution Proposed: That the Body Corporate committee quorum is 3.

8. MINUTES OF PREVIOUS MEETING

Resolution Proposed: That the Minutes of the Annual General Meeting held on 14th May 2022 shall be accepted as a true and accurate record of that meeting.

Resolution Proposed: That the Minutes of the Extraordinary General Meeting held on 28th September 2022 shall be accepted as a true and accurate record of that meeting.

9. MATTERS ARISING

10. CORRESPONDENCE

Resolution Proposed: Correspondence shall be received and accepted.

11. COMMITTEE REPORT

Resolution Proposed: That the Committee Report shall be received.

12. FINANCIAL REPORT

Resolution Proposed: That the Financial Report to 31st March 2023 prepared by M2 Accounts be adopted.

Special Resolution Proposed: That the Financial Report to 31st March 2023 prepared by M2 Accounts shall not be audited.

13. BUDGET

Resolution Proposed: That the 2022/2023 Budget (copy attached) shall be adopted and be effective 1st April 2023.

Resolution Proposed: That the body corporate levies shall be increased to $4,200.00 per annum for the period 1st April 2023 to 31st March 2024 and be paid in full by 31st March 2024.

14. BODY CORPORATE LEVIES

Resolution Proposed: That the Body Corporate levies are to be paid monthly in advance in 12 instalments of $350.00 paid on the 1st day of each month.

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

Resolution Proposed: 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.

15. HEALTH & SAFETY POLICY & Reporting

Resolution Proposed: That the body corporate Health & Safety Policy shall be reviewed by the committee and presented to the body corporate at the next Annual General Meeting.

Note: Any H&S incidents to report. Any new Hazards identified.

16. MAINTENANCE OF TREES ON PRIVATE PROPERTIES

It has recently been brought to the attention of the body corporate administrator that trees on private properties have been maintained by the body corporate.

This can only continue if the body corporate agrees by resolution to continue this practice (e.g., on the basis that the trees add to the value of the complex).

Legally, the body corporate is only responsible (financially) for the upkeep of common property and any contract that the body corporate enters into for services to all privately owned units.

The body corporate is responsible to ensure all repairs and maintenance is kept up to date by unit owners.

17. GENERAL BUSINESS

Hall Hire – Charge

Discussion

There will be a cup of tea/coffee to be enjoyed after the meeting if you wish to stay and get to know or meet a few of your neighbours.

Important Information

1. *Resolution*
   Majority of persons present and eligible to vote
2. *Special Resolution*
   75% of persons present and eligible to vote
3. *Eligible Voter*
   In order to vote, an owner must be fully paid up for body corporate levies to 31.3.2023
4. *Procedure if No Quorum*
   No Business may be transacted unless a Quorum
   The persons entitled to exercise the voting power in respect of at least 25% of the Principal Units or their proxies constitute a quorum
5. *Voting by Proxy*
   Voting by Proxy is permitted.
   A proxy form is attached. This proxy will expire at the completion of this Annual General Meeting.
   A proxy form must be delivered prior to the commencement of the Annual General Meeting, or at the latest prior to the first vote for which that proxy is appointed.
6. *Voting by Postal Vote*
   An eligible voter or his or her proxy may exercise the right to vote at a body corporate meeting by casting a postal vote on the attached form. This postal vote must be sent to the Chairperson of the Body Corporate or other person authorised by the Chairperson to receive and count postal votes

COMMITTEE VOTING FORM (PLEASE TICK UP TO 5 NAMES)

Nominated	Unit	TICK
Trevor Arthur	46	
Mavis Fowke	8	
Michael Elrick	16	
Don McInnes	1	
Marion Aitken	21	
Tinka Mushett	28	
Helen de Montalk	37	
Leanne Hallowes	33	

Committee/Chairperson Nominees

Michael Elrick – Committee Nominee

For those who don't know me, Aileen and I have lived at Seacrest for three years and love it here. Prior to coming here, I lived in Cambridge then Hamilton. My background is in all aspects of IT, mostly managing technical teams but most recently I was the cyber security guy at Wintec in Hamilton. That job was to keep the bad guys out of the network and was very much a technology, people and management reporting role.

My hobbies include photography and retro technology.

Mavis Fowke – Chairperson and Committee Nominee

My name is Mavis Fowke, residing at Villa 8, Seacrest Resort.

Many of you will know of me as your long-term committee member and for the past two years as the Body Corporate Chairperson.

I have allowed my name to be put forward for the Seacrest Body Corporate Elections.
Firstly, for the position of Seacrest Body Corporate Chairperson.
Secondly to serve as a committeeperson.

Should you elect me to the above two roles I will endeavour to continue working with our Body Corporate Secretary, Seacrest Manager, and elected committee on ensuring that all maintenance of the common area is up to date whilst keeping to the budgeted 10-year plan.

I seek your support in my nomination for the above Body Corporate positions.