

**MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE 90272 Seacrest Resort
held on Thursday 27th November 2025 at 4:30 pm in the Pool Room, Seacrest Resort,
200 Papamoa Beach Road, Papamoa**

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

1. QUORUM

Resolved: That a quorum is confirmed.

Michael Elrick/Leanne Hallows
Carried

2. APOLOGIES

Nil.

3. MINUTES OF PREVIOUS COMMITTEE MEETING

Resolved: That the Minutes of the previous meeting held on 16th October 2025 is an accurate records of that meeting.

Anne O'Connell/Ray Mushett
Carried

4. MATTERS ARISING FROM PREVIOUS MINUTES

- The Seacrest phone list was to be updated.
Haydon will send out the updated paper list to letterboxes shortly.
- Owners to be updated with the process when a tenancy changes hands.
Robyn has reminded owners of their responsibilities to pass on the Seacrest rules to renters and to advise Haydon and Robyn of any new tenants.
- Front Gate closing time amended to 8pm and easier out of hours exits.
- The pool pergola was stained by the social group. It looks good.
- Haydon to send details of various service offers to Robyn to circulate to owners.
Haydon has identified a builder willing to do minor cracks repair. Also the subsidised home insulation firm JMM insulation are going door to door.
- Possible pool vacuum purchase.
Although not purchased yet, this is actually in use.
- The social group ran a Melbourne cup event.
- Robyn to send the committee a copy of the latest BC rules.
Done and to be discussed point by point at a future committee meeting.
A question will be put to the AGM in May about whether the pets at Seacrest rule should change.
- Christmas pool event date to be sent out to ensure all residents and owners are aware.
Invites in unit letterboxes. Being held on Saturday 13th December at 12 noon. Note that the pool will be closed from 11am to 4pm.

5. CORRESPONDENCE

A record of correspondence in and out.

- A letter is to be sent to one unit owner regarding their lack of garden maintenance. They can arrange for this to be fixed or the committee will appoint a gardener and invoice the unit owner.

Resolved: Inward and Outward correspondence received and accepted.

Helen de Montalk/Ray Mushett
Carried

6. ONSITE MANAGER'S REPORT – for November 2025

- The Managers report is attached to the minutes of meeting.
- Haydon has a long term plan to gradually replace leaf shedding plants around the pool as the enter the pool and reduce the chlorine efficiency.
- The brown discolouration in a couple of spots in the pool is where the blue colour has rubbed off the fibreglass and does not affect the function of the pool. Haydon will look into whether they can be coloured without requiring the pool to be emptied.
- There is no ability to have just an exit-only code at the front gate. In the past this has been raised as an issue for emergency vehicles exiting Seacrest but this past month all emergency vehicles have had access to and have used the normal code. Robyn will check if an exit-only button can be added to the exit keypad.
- Ray will look into what can be done to stop the back gate slamming, especially in the wind.
- Alternatives to the weekly Kleena organic bins have been explored and we will retain Kleena. The committee would ask users of the bins to ensure that they are full prior to collection as we are charged per bin whether or not it is full.

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 bank transactions approvals process is working.

Resolved: The previous signatories will now be removed.

Leanne Hallowes/Anne O'Connell
Carried

- The Seacrest-wide insurance has been renewed.
Robyn will send owners an email summary of the cover and excesses.
- Bank Account Balances as of 25th November 2025;

SEACREST	02-0466-0090140-000	4,488.33
SEACREST CONTINGENCY	02-0466-0090140-025	117,189.20
Total		121,677.53

Resolved: That the Financial Report and Payments were approved.

Leanne Hallowes/Anne O'Connell
Carried

9. **GENERAL BUSINESS**

- Given the insurance policy water damage excess and that there have been some claims the committee wants to proactively get owners to locate their water Tobys. These are usually located just under the surface of unit lawn areas between the road and unit garage or visible on the concrete area in front of two storey units. Previously two toby's have been found to be seized up, and forcing them resulted in them breaking, so exercise caution. Robyn will send out an email to all owners advising.
- Meeting closed at 6:10 pm.

10. **NEXT MEETING**

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