

KATE SHEPPARD BODY CORP 323230

Minutes of the 17th Annual General Meeting held of Kate Sheppard Apartments Body Corp 323230 held on Monday, 14th June 2021, at 5.30 pm in the Loaves and Fishes room at the Cathedral, Molesworth Street, Thorndon, Wellington.

PRESENT

Owners of Apartments 3B, 3E, 3F, 3H, 3I, 4A, 4B, 4E, 4H, 4I, 4J, 4L, 5C, 5D, 5G, 5J, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6J, 7A, 7B, 7C, 7H, 7I, 8A, 8B, 8C, 8E, 8F, 8G, 8H, 9A, 9B, 10A.

The Chairman confirmed that a quorum of over 25% of Owners was present and advised that apologies were received from Owners of Apartments 3A, 3G, 5B, 8D and 8I and that four Proxies were held two by the Chairman and two by others.

MINUTES OF ANNUAL GENERAL MEETNG HELD ON 9TH JUNE, 2020

RESOLVED: That the Minutes be approved as a true and correct record with the addition of request for Committee to advise Owners of issues following Committee Meetings.
E Hanley / V Egermayer

BODY CORP CHAIRMAN'S REPORT

The Chairman presented his report and added comments.

RESOLVED: That the Chairman's Report be received A Stewart / R Paterson

APPROVAL OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST JANUARY, 2021.

The Chairman pointed out that there were two sets of financial statements, one prepared in the normal format and another prepared specifically for the Review as required by the Reviewer. The Chairman commented on items of Income received and Expenditure and the overall position.

RESOLVED: That the financial statements be received. A Patterson / R Oliver

BUDGET FOR ENSUING YEAR & BODY CORP LEVIES

The Chairman commented on the need to increase Levies due to the high insurance premiums and that unless insurance premiums drop or we have other Income, a further substantial increase in Body Corp Levies will be required next year.

RESOLVED: That Body Corp Levies be increased by 20% effective 1st July, 2021.
R Paterson / B Loomans

TEN YEAR MAINTENANCE PLAN

The updated Maintenance Plan was tabled with funds transferred to normal expenditure being an amount previously put aside for future Building Repainting and Sealing as this

will not be required for many years once the Building Recladding has been completed. The question was raised on the potential need for resealing of the roof top and indicated that this will need to be provided for if not covered in the Recladding Project.

RESOLVED: That the Ten Year Maintenance Plan be approved

N. Britton / A Stockill

REVIEW OF FINANCIAL STATEMENTS

As requested at the last Annual Meeting a Review had been carried out on the financial statements at a cost of approximately \$7,000. A resolution passed by a majority of 75% can approve not requiring any Review or Audit which is normal for most Body Corps.

RESOLVED: That a Review not be carried out this year.

J Feast / R Oliver

Carried unanimously.

APPOINTMENT OF BODY CORP CHAIRMAN

A nomination for Alan Stewart being the only nomination received was declared elected.

ELECTION OF COMMITTEE FOR THE ENSUING YEAR CONSISTING OF SIX OWNERS

Nominations received for Anne Patterson, John Feast, Roger Paterson, Robin Oliver, Neil Britton and Martin Weekes and as no other nominations were received the six persons were declared elected.

OTHER ITEMS BROUGHT FORWARD BY OWNERS

No other items had been brought forward by Owners for discussion at the Annual General Meeting.

GENERAL BUSINESS

Maintenance of Managers Flat

The Chairman indicated that this is considered Common Area and up keep would be included with other Common Areas.

Charging for Electric Vehicles

The Committee should again look at provision of charging facilities for Owners that have electric vehicles.

Theft of parcels

Reference was made to theft during the past year and it was indicated that the person had been identified, Police notified and had been requested to collect the door fob that is in her possession. She had previously had been given a no trespass notice.

Pigeons

Discussion took place on problems caused by pigeons and information to be obtained on how pigeons could be dealt with but that no fittings should be applied that would affect the exterior of the building.

Blinds

A suggestion that blinds could be offered to others had not brought forward any potential interested parties so that blinds that no longer fit are to be replaced and destroyed.

The formal part of the meeting closed at 6.19pm.

Holmes Manager Murray Edwards and HDT Architects representative Andrew Wheatly attended the meeting and outlined progress on the Recladding Project and answered Owners questions.

The meeting finally closed at 6.58 pm and Owners were invited to meet in the private room at the Backbencher to carry on further discussions where platters of food would be available.

CONFIRMED this day of 2022

CONFIRMED.....CHAIRMAN