

18 October 2024

SUNRIDGE ESTATE BODY CORPORATE S62811

674 Ranginui Rd, RD 5, Tauranga



Committee Meeting Agenda

Held Via Zoom or at Suite 5, 327 Matakokiri Dr, Tauriko, Tauranga 3107

Date: Tuesday 22nd October 2024, at 10.30 am (1 Hour)

Elected Committee:

Derek Stembridge - (BC Chair/Committee), Ken Scott, John Henderson, Owen Palmer, Kevin Carmichael.

NZBCL - Tony Brindle- Administration to the Body Corporate.

AGENDA:

1.0 WELCOME & QUORUM REQUIREMENTS: No less than three (3) Committee Members.

2.0 ELECTION OF MEETING CHAIRPERSON:

MOTION "That Tony Brindle (NZBCL) Administration to (SEBC) Shall Chair the Meeting."

Moved: Derek Stembridge

Seconded: Owen Palmer

Carried.

3.0 CONFLICTS REGISTER & CODE OF CONDUCT: (No Motion)

3.1 **Conflicts:** Any conflicts of interest to be notified during the meeting.

3.2 **Code of Conduct:** s114(A)- The members of a Body Corporate Committee must comply with the Code of Conduct for Committee members prescribed in the regulations 28A – Schedule 1A.

4.0 APOLOGIES: Kathy Cranch,

MOTION "That the apologies received be accepted."

Moved: Owen Palmer

Seconded: John Henderson

Carried.

5.0 MINUTES OF COMMITTEE MEETING: (Attached)

MOTION "That the minutes of the Committee Meeting held 8 May 2024 be approved as a true and correct record of that meeting"

Moved: Derek Stembridge

Seconded: John Henderson

Carried.

6.0 CONFIRMATION OF THE FINANCIAL POSITION: as of 18 October 2024 - (Attached)

00- BNZ Cheque Account \$22,948.07

97- BNZ Contingency Savings Account \$8,128.49

83- BNZ LTMF \$9,508.11

50- BNZ Sewerage LTMF \$6,369.58

TOTAL \$46,954.25

MOTION "That the financial position as presented to the meeting be accepted."

Moved: Owen Palmer

Seconded: Derek Stembridge

Carried.

6.1 Draft Estimated Budget for the AGM – fully discussed and to proceed to the AGM

MOTION "That the draft estimated as presented to the meeting be adopted to be placed before the AGM."

Moved: John Henderson

Seconded: Owen Palmer

Carried

- 6.2 **Mr. and Mrs. Masey, neighbors of Sunridge**, following further discussion, it was decided that their name should be removed from the BC ledger and instead, they should be invoiced separately in Xero Accounting, as they are not BC owners. Additionally, it was noted that their easement permits the use of the existing pipes but does not extend to the sewage holding tanks or pump. John will discuss with Robbie any potential issue of Masey's disposing of wipes and similar items down the pipes.

Moved: John Henderson

Seconded: Derek Stembridge

Carried

7.0 **GENERAL BUSINESS:**

- 7.1 **AGM Meeting Date – Friday 22nd November 2024 @ 2 pm via Zoom or at the NZBCL Office.**
- 7.2 **Derek – Driveways Asphalt.** There is a report being commissioned in readiness for the AGM to discuss roading maintenance. Kevin and Ken spoke of damage to the asphalt roadside of gate one. It appears that this is caused by a large Council tree. The Committee will approach Council regarding this with the view of Council fixing the situation.
- 7.3 Additional problems have arisen with House 20 Kadia Keller. NZBCL has been instructed to issue a formal request for the removal of signs remaining on common property and trees obstructing the view of the neighboring property within 14 days, failing which legal action will be initiated. It is not the want of the body corporate to undertake such measures. Regrettably, the body corporate rules, along with the Unit Titles Act and Regulations, mandate this.

Moved: John Henderson
Kevin Carmichael

Seconded: Derek Stembridge

Carried

As there is no further business the meeting closed at **12.21 pm**. The members are thanked for your attendance.

NZ Body Corporate Limited

For, and on behalf of '**Sunridge Estate Body Corporate S62811**'

Derek Stembridge

Dated; 22 October 2024.

'BC & Committee Chairperson'

Tony Brindle

Dated; 22 October 2024.

'Administration to the Body Corporate'