

# SUNRIDGE ESTATE BODY CORPORATE S62811

674 Ranginui Rd, RD 5, Tauranga

## Committee Meeting Agenda

Being held Via Zoom – and at Suite 5, 327 Matakokiri Dr, Tauriko, Tauranga 3107

To Be held on - Date: Wednesday 8<sup>th</sup> May 2024, at 10.30am (1 Hour)



### Elected Committee:

Derek Stembridge (18) (BC/Com Chairperson), Ken Scott (2), John Henderson (4), Owen Palmer (13), Kathy Cranch (14), 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:**

*That Tony Brindle (NZBCL) Shall Chair the Meeting."*

**Moved:**

**Seconded:**

**Carried/Not 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:** Kevin Carmichael (19),

*"That the apologies received be accepted."*

**Moved:**

**Seconded:**

**Carried/Not Carried.**

5.0 **MINUTES OF COMMITTEE MEETING:** (Attached) – (No Motion)

*"That the minutes of the Committee Meeting (Nil)" AGM minutes attached as a reference.*

5.1 **Reference Points of the AGM meeting**

18.2 PU6 – Committee to be more active with communication to Owners.

18.3 PU1 – Council to be approached re boundary trees.

6.0 **CONFIRMATION OF THE FINANCIAL POSITION:** as of 6 May 2024 - (Attached)

00- BNZ Cheque Account \$36,994.92

97- BNZ Contingency Savings Account \$8,062.22

83- BNZ LTMF \$3,596.01

50- BNZ Sewerage LTMF \$7,378.13

**TOTAL** **\$56,031.78**

*"By Ordinary Resolution, that the financial position as presented to the meeting be accepted as a true and accurate record of the Body Corporate".*

**Moved:**

**Seconded:**

**Carried/Not Carried**

## **7.0 GENERAL BUSINESS:**

7.1 **AGM Meeting Date – Friday 24<sup>th</sup> November 2024 @2pm**

7.2 **Unit 20 – Unit 19 Emails – Boundary Dispute.** Items (attached) – NZBCL suggest that the Committee treat this as confidential to the Committee only at this time.

As Kevin Carmichael is a Committee Member -NZBCL would suggest that he distances himself from the Committee's litigation on this matter – Due to a possible Conflict of Interest.

NZBCL – Mr Carmichael has conducted a survey of the boundary between Unit 19 and 20 completed by 'Latitude Surveying' on the 24 April 2024 - (attached) - It shows the Survey lines marking the position of the point, line, or feature on the ground. Our understanding is that this is a Unit Title Boundary – not a freehold title boundary. (Like a private single dwelling). Freehold strata is a type of property ownership that combines elements of freehold ownership and leasehold condominiums. Whereas freehold ownership means you fully own the property and the land it sits on, freehold strata mean's you fully own your home and the land, but you share common areas and amenities.

Our understanding is that the Unit 20 Owner is discussing the matter with their Lawyers.

### **The UTA Act 2010 –**

#### **s79 - Rights of owners of principal units**

An owner of a principal unit—

- (a) has all the rights derived from being registered as the owner of the stratum estate in a unit under this Act:
- (b) holds a share in the common property in accordance with section 54(2):
- (d) is entitled to have quiet enjoyment of his or her unit without interruption by other unit owners or occupiers, or the body corporate or its agents, except as authorised by this Act or the regulations:

#### **s80 - Responsibilities of owners of principal units –**

(1) An owner of a principal unit—

- (d) must comply with all laws and legal requirements relating to the use, occupation, or enjoyment of the unit:
- (g) must repair and maintain the unit and keep it in good order to ensure that no damage or harm, whether physical, economic, or otherwise, is, or has the potential to be, caused to the common property, any building element, any infrastructure, or any other unit in the building:
- (h) must notify the body corporate of his or her intention to carry out any additions or structural alterations before the commencement of any work:
- (i) must not make any additions or structural alterations to the unit that materially affect the use, enjoyment, or ownership interest of any other unit or the common property without the written consent of the body corporate:
- (j) must comply with the body corporate operational rules:

As there is no further business the meeting closed at

am. The members are thanked for your attendance.

### **NZ Body Corporate Limited**

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

**Derek Stembridge (18)**

**Dated; 8 May 2024.**

'BC & Committee Chairperson'

**Tony Brindle**

**Dated; 8 May 2024.**

'Administration to the Body Corporate'