



**MINUTES OF AN
EXTRAORDINARY GENERAL MEETING
OF THE SHED 21 BODY CORPORATE NO309984
Held in Apartment 3.04, 28 Waterloo Quay, Wellington
Thursday 12th December 2024 at 5.30pm**

www.ypm.co.nz "Member Login", Username: bc 309984 Password: etbb7rtv

1.0 Meeting Formalities

1.1 Present

Gavin Knight (3.04)
Heather Church (3.22)
Ann Mildenhall (3.24)
Barbara Campbell (2.09)
Shane Page (2.20)
Alan Ritchie (2.07)
Charles Hett (2.24)
David Ballantyne (2.17)
Nicole Maree Shearer (3.18) on Zoom
Craig Shearman (3.11) on Zoom
Alexandra Guillot (2.22) on Zoom
Martin and Lesley Catterall (2.10) on Zoom

Attending:

Geoff Holgate (YPM)
Marko Raco (YPM)

1.2 Apologies other than Proxies and Postal Votes

Alison Bevin (2.04)

1.3 Proxies

Christine Grice (2.01) to Alan Ritchie
Alison Bevin (2.04) to Alan Ritchie
Christine Grice (2.05) to Alan Ritchie
Jenny Lackey (2.12) to Heather Church
Jon Matthews (2.18) to Heather Church
Alison, Allister, Barrie (2.19) to Alan Ritchie
Alison Knowles (2.21) to Gavin Knight
Alison Knowles (2.23) to Gavin Knight
Knight Family Trust (3.04) to Gavin Knight
Trevor & Christine Dickinson (3.07) to Gavin Knight
Kim & Angela Grooby (3.20) to Gavin Knight

1.4 Postal Votes

George Slim (2.02)
Mary Skerrett (2.06)
James & Deanna Dehlisen (3.10, 3.15 & 3.21)

1.5 Quorum (12)

As a Quorum was achieved the meeting commenced at 5:50pm.

2.0 General Business

Gavin welcomed everyone attending the meeting and asked if anyone had any comments on the proposed resolution before proceeding to voting.

David asked the question whether this resolution is only related to unit's owners or tenants as well? The chairperson explained that this is relating to both.

Craig asked for a clarification of the proposed scope of the change. The Chairperson confirmed that if passed, the rule will change to allowing one cat per apartment, with related conditions as outlined in the resolution.

Discussion started around the wording of the proposed resolution. The Chairperson commented that he was uncomfortable amending the wording at the meeting as this did not allow Owners not present to form a view on any such amendments – particularly those who had submitted Postal Votes or directed Proxies to this meeting. It was agreed that any changes could be proposed at an Annual General Meeting.

The meeting proceeded to voting.

Moved: By ordinary resolution that the Body Corporate Operational Rules be amended by replacing 'Rule 19 Pets' with the following, and immediately be registered with LINZ.

19 Pets

1. An Owner or Resident of a Unit must not bring or keep any animal or pet in any unit or on the common property.
2. Notwithstanding rule 19.1 any Owner of a unit who can establish to the satisfaction of the Body Corporate a legitimate reliance on a guide dog, hearing or assistance dog may allow such dog to be in a unit on the common property.
3. Notwithstanding rule 19.1, an Owner may be permitted to keep up to one (1) cat in a Unit, provided that prior written consent is obtained from the Body Corporate.
4. An Owner who keeps a pet, permitted under rule 19.2 or rule 19.3 must ensure that any part of a unit other than their own or the common property that is soiled or damaged by the animal is cleaned or repaired promptly at the cost of the Owner - or, if they do not do so, must reimburse the Body Corporate for the reasonable cost of doing so.
5. An Owner who keeps a cat, permitted under rule 19.3 must, when moving such a cat to and from their own unit, carry it in a cat box.
6. Any consent granted by the Body Corporate under rule 19.2 or rule 19.3 may be revoked upon written notice if the rights or interests of any other Owner are adversely affected by the pet.
7. Any approval for the keeping of a particular pet given by the Body Corporate before the commencement of the Rules will continue in effect in accordance with the terms of the approval and the law and rules applicable at the time the approval was given.

Moved (Gavin Knight) / Seconded (Heather Church) /carried (16 yes, 9 no)

There being no further business Gavin thanked everyone and ended the meeting at 6:03pm.



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.