



LYALL BAY JUNCTION

Body Corporate 582203

AGENDA

Meeting of the Committee of Lyall Bay Junction to be held at Unit 48 LBJ, Wellington on Friday 31st January 2025 at 4:30pm

ATTENDED: Alan Hucks, Unit 48 (Chairperson of Committee & Body Corporate)
Adam Ellis, Unit 18 Ian Hill, Unit 14 Aaron Kerr, Unit 20 Jane Fahy, Unit 55 Jane Blackmore, Unit 48
John Hussey, Unit 34

Malcolm Mason - Lloyd Richardson, LBJ Facilities Managers

CONFLICT OF INTEREST REGISTER

N/A

CORRESPONDENCE/GENERAL BUSINESS

Agenda Special Thanks

Ian Hill for assistance with rubbish removal and tidy up

Jane Blackmore for use of Unit 48 and keeping her garden watered!

John Hussey for security camera quotes and plans

Malcolm from LRL in compiling defects report sent to Gibbons

Aaron Kerr for coordinating on QC, roof inspections and reports

Adam Ellis for the Lighting & Security quotes

Updates and Actions from previous meeting 4th July 2024

Car Park and LBJ entrance – WCC P120 parking limits

Notices to Fix – remove car park signage for Units 1-5, Tidy window policy - Unit 30

Enforcing Rules and Policies – Request to enforce compliance

Passive, Alarm and Sprinkler Fire Systems – ongoing remediations for BWOF

Budget

Statement of financial position – Body Corp Chair ran through the current financial position and explained availability of funds to complete priority BWoF works and other desired LBJ complex improvements

Action

It was agreed that after the special levy was collected mid Feb 2025 that there was sufficient budget and cashflow to pay for remedial BWoF work, solar security lightning and installation and fees to develop a signange manual.

It was also agreed that the 2025 – 2026 budget needed to include the Long Term Plan costs indicated in the draft report from Plan Heaven. BC manager StrataTitle would be informed and requested in to include this and present a new forecasted budget at te upcoming AGM in April with appropriate LBJ BC levy increases to account for this future expense.

Building Warrant of Fitness

Lloyd Richardson to present the latest updates on the remediation of the Passive, Alarm and Sprinkler Fire Systems.

There have been delays in getting the LBJ BWOF. Insurer has been informed and has confirmed there is no impact on the current policy cover with an expectation all non-compliance issues will be remedied by Feb 2025.

Action

20k payable to Global to complete BWOF and 9K to payable to Argus both undertaken by Gibbons but remain unpaid. All agreed for LBJ to pay via Strata and recover from Gibbons to maintain relationship with contractor and have BWOF signed off. Malcolm/Adam to provide email thread to show Gibbons engaged this work.

Maintenance plan to be updated from Draft Copy – Adam Ellis

Negotiations with Gibbons re. defects and compensation

On 24th December, on behalf of the LBJ BC Sub Committee, Lloyd Richardson emailed Kurt Gibbons with the full defects report and QC cost to remediate. The response from Kurt Gibbons was to provide a response by the end of January 2025. Lloyd Richardson to present the latest update on this communication.

Ratify

Decide the best approach for continued negotiations for the Sub Committee.

Action

To seek legal opinion on way forward to recover monies owed by Gibbons. Alan to get a quote up to \$5K and present at AGM. All in favour.

Provide report to all owners on issues we are/have been facing in preparation for AGM

Security Lighting

We have received a specification and pricing for Solar powered LED lighting. Please refer to Solar Pole Top Site Lighting card on the Trello board for details Adam Ellis to explain the latest on installation costs.

Ratify

Acceptance of the Solar Powered LED Lighting and confirm budget/plan for installation.

Action

To engage JSW as per quote presented by Adam. All in favour

Security Cameras

We have not invested in security cameras yet due to complexity re. power and connectivity/storage. Currently there are a number of units with security cameras in place that cover the majority of LBJ.

There is an option to have passive solar powered cameras with internal SD cards that can record activity. Any issues / incidents recorded would be then downloaded directly from the cameras after the fact.

Eg. A Reolink Argus 3 Ultra - 4K Solar Battery Powered Wireless Security Camera 5MP Color Night Vision 2.4/5Ghz WiFi Outdoor IP Camera is approx. \$200NZD with a 1TB SD Card

Ratify

Acceptance of a need for the Solar Powered Security camera system (and confirm budget/plan for installation if agreed)

Action

All in favour to not proceed with security cameras as most units have their own.

Unit Signage

A signage manual is urgently needed to guide owners and occupiers on what signage can be erected with and without BC permission. Adam Ellis is to present a proposal and quote on developing the signage manual.

Ratify

Acceptance of the Signage Manual quote from Adam Ellis

Action

All in favour to accept Adam's quote to write signage manual.

Adam Ellis to send through draft for approval before sign off.

Unit #56 – Signage proposal

A signage proposal has been presented to the LBJ BC Committee for consideration and feedback. Please see the email for the attachment.

Discussion and decisions to be made and passed to the occupiers of unit 56.

Action

In accordance with first body corp meeting to uphold decision not to have any signage on slats/louvers as they are an architectural feature and BC property.

For owners to change existing signage on outside of building to LBJ font for the business (at their expense) and remove any signage that isn't compliant with these rules.

Alan met with Puku Pies to look at a potential placement of Lollipop sign and alternatives to using the louvers/slats. Puku to submit a new design to the LBJ BC Committee that meets signage rules.

Any Other Business

Rubbish

Ian has advised there has been a mix of Non LBJ rubbish either being dumped or sifted through on a regular basis. Some units are also dumping pallets and construction waste or not breaking down cartons in recycling.

Action

Adam to create a sign for Bin area including “no construction waste” and “security camera’s operating”

Ian to speak to the units in question about inappropriate rubbish. Ian to get quote for a digilock for the rubbish gate.

Power to the Pumphouse

The pumphouse requires a dedicated power source to ensure fire safety activation alarms are self sufficient from the current power source in unit 1-5.

It was suggested that an independent LBJ owned power source could be taken from the Tenco box that could also provide power to light the entrance sign and any future applications.

Action

Ian and Adam to approach Brendon Blacklaws at Tenco and electricians to get a quote for the work

Surfboard storage in Alleyway between LBJ and Parrot dog

John Hussey proposed using the alleyway between the 2 properties for storage of surfboards.

Action

Committee approved John Hussey to investigate legalities of using the area with the Fire Chief and checking with local authorities about what structure could be used. John to report back with letters of approval to use the space and options for storage. A nominal fee of \$1000 per year was suggested. Pending approval based on required documentation.

Installation of Banner Flags

Revisiting the previous agreement to install banner flags on the wooden poles to promote the businesses at LBJ with a focus on the Kingsford Smith entrance and strategic locations within the complex

An initial quote for 6 or 12 banners was extended to 18 to cover enough of the real estate.

Action

A new quote was received from the preferred supplier Flagmakers for 18 banners including installation at a total cost of approx. \$10,000 + GST. Suggested to install the initial 6 along KS St to test weather and noise impact. If successful install remaining 12.

Each flag to have relevant words corresponding to activity of nearby businesses. Tenants offered ability to lease.

Meeting End - 6.30pm



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