

“That the meeting confirms and accepts the Draft Budget prepared for the period from 15th May 2022 to 14th May 2023.”

The Budget was discussed:

Insurance:

Ann confirmed the comments and information provided by Marsh in their insurance Premium Summary and Comparison report which has been circulated to Owners:

“AIG will not increase the building sum insured until earthquake strengthening work has been completed. Please delay obtaining the updated insurance valuation until after the strengthening is complete.

We are still waiting confirmation of the strengthening works to begin. Until these have been carried out we are unable to obtain alternative quotations”.

Ann advised rebuild costs have increased resulting in an increase in insurance premiums.

Once the updated valuation has been received and the strengthening works completed the premium is likely to increase and there may be insufficient funds to cover the increased costs.

Action: *It was agreed by members that Skyway is to increase the insurance budget by \$4,000.00 to cover any possible shortfall once the updated insurance premium has been set.*

Inspection Health and Safety Plan

There is currently no Health and Safety Plan in place however, if the Body Corporate agreed Skyway could arrange for a plan to be issued in conjunction with the Long Term Maintenance Plan when renewed by Plan Heaven.

Ann advised that Health and Safety regulations are likely to change and may affect the Body Corporate.

It was agreed that for the time being owners need to take responsibility for their own Health and Safety Evacuation Plan.

Action (1): *Skyway is to obtain a quote from Plan Heaven to issue a Health and Safety Plan in conjunction with the Long Term Maintenance Plan.*

Action (2): *An amount of \$2,000.00 is to be added to the budget for the Long Term Maintenance Plan and the issuing of a Health and Safety Plan.*

Strengthening work – scanning for post holes

Ann asked if the Engineers have marked out the location of the areas to be dug for the posts. A scan of services is required and this has not yet been done to as the recommended company was unable to attend due to other commitments.

Action (1): *Wayne is to check if the Engineers have marked out the location of the posts and services are scanned before any further action is taken.*

“That the Budget be accepted with the changes as agreed by Owners”

Moved: Ken Elley

Seconded: Dennis Thorpe

Carried

“That the following amounts be transferred from the Long Term Maintenance Account to the Short Term Account to reimburse that account for these costs relating to Strengthening work.”

- **Christchurch City Council (Invoice 209132) = \$590.00**
- **Neilsons Lawyers (Invoice 24335) = \$947.00**
- **Corcoran French (Invoice 51312) = \$980.00**

Total = \$2,517.00

Moved: Ken Elley

Seconded: Wayne Graves

Carried

“That given the number of Units in Body Corporate 46906 it is agreed that it is not necessary to have a Body Corporate Committee but a Chairperson is required.

Ann thanked Wayne for all his work as Chairperson during the last year.

The following nomination has been received and accepted by Nominee:

Chairperson, Wayne Graves, nominated by Dennis Thorpe

“That Wayne Graves be elected as the Chairperson”.

Moved: Dennis Thorpe

Seconded: Ken Elley

Carried

“That Skyway Body Corporate will provide administrative services to the Body Corporate as per their current management contract”.

Moved: Ken Elley

Seconded: Wayne Graves

Carried

Special Resolution:

“That the Body Corporate resolves by Special Resolution not to have its financial statements audited”.

Moved: Dennis Thorpe

Seconded: Ken Elley

Carried

General Discussion:

Strengthening Work

Expenditure details and a final schedule will be sent to Body Corporate members after all costs are known and any reimbursements will be made.

There is concern that prices will increase and Covid will affect contractor’s ability to operate.

Body Corporate owners and tenants will need to be prepared for unforeseen delays. People need to be patient and work with Skyway and the Contractors through these unknown and sometimes frustrating times.

Action: Skyway is to ensure the details of contact for Project Manager are sent to owners who can make that information known to their tenants working on-site.

Ann wished owners well for the strengthening project.

There being no further business Ann thanked everyone for their attendance and the meeting closed at 11.30 am.