



**MINUTES OF
THE 2020 ANNUAL GENERAL MEETING OF
MOLESWORTH HOUSE BODY CORPORATE NO. 86640
Held at the offices of Holmes Wellington, Level 2, 101 Molesworth St Wellington on
Thursday 6 August 2020 Wellington at 4:00 PM**

Web Site: www.ypm.co.nz, select "Member Login" Username: bc86640 Password: 86640

1.0 Meeting Formalities

1.1 Present

Bronwen Stewart (Chair)
Wayne Robinson
Jan McDowell
Tony Crutchley
Barry Carruth
Kerry & Julie Maher
Vincent, Michael & Richie Cornell-Cooke

Jan Viljoen (YPM)
Justin Leonard (Alive Building Solutions)
Jonathan Bell (Alive Building Solutions)

1.2 Apologies

Mark Vivian
Rosalie Piddington

1.3 Proxies

Penny Fenwick and Sandy Beatie (to the Chair)

1.4 Postal Votes

Beach Family Trust – yes to all resolutions

1.5 Quorum

A quorum of 11 was met and the meeting proceeded.

2.0 Previous Minutes

Moved: By ordinary resolution that the minutes of the 2019 AGM held on 22 August 2019 be accepted as a true and accurate record of proceedings.

Chair/Kerry/carried

Matters arising from the minutes not covered elsewhere.

None.

3.0 Body Corporate Management Committee

3.1 Chairpersons Report

The Chairperson's report was taken as read.

3.2 Election of Chairperson & the Committee:

Moved: By ordinary resolution that all Owners will form the Committee.

Barry/Jan/carried

3.3 Quorum for the Committee

Moved: By ordinary resolution that the number required for the quorum of the committee be set at 5 members with representation by at least one Commercial and one Residential Apartment Owner.

Barry/Jan/carried

3.4 Chairperson's nominations

Bronwen Stewart – accepted nomination for re-election

Moved: By ordinary resolution that Bronwen Stewart be elected as Chairperson

Kerry/Tony/carried

3.5 Body Corporate Committee shares power & Duties

Moved: By special resolution that the body corporate committee shares the powers and duties of the Body Corporate and Chairperson that are allowed to be delegated.

Barry/Chair/carried

4.0 **Body Corporate Management**

4.1 Jonathan spoke to the Facilities Management Report as distributed. The following matters not contained in the report were also discussed:

- Repainting of the building next door will require scaffolding which will impact access to some of the parking spaces for a period of circa 4 weeks. Jonathan will contact those owners affected to notify them of this nearer the time. Justin will also contact the contractors to ensure that car covers are used to prevent damage to vehicles as well as raise complaints regarding noise and smoking with them.

Action: Jonathan/Justin (ABS)

- The recent asbestos survey report is to be distributed to owners and published on the YPM webpage.

Jonathan (ABS)/Jan (YPM)

4.2 Health & Safety

No accidents, incidents or near misses were reported.

5.0 **Administration & Finance**

5.1 2019-2020 End of the Year Accounts

Jan spoke to the financial accounts as distributed.

Moved: By ordinary resolution that the financial accounts to 31st March 2020 be accepted.

Chair/Kerry/carried

5.2 Appointment of an Auditor

Moved: By special resolution that the financial accounts to 31st March 2021 not be audited reviewed or undergo a special verification procedure.

Barry/Kerry/carried

5.3 Proposed 2020-2021 Budget

Moved: By ordinary resolution that the proposed 2020–2021 budget of \$267,462 and levy schedule be approved with payments on the 1st day of each month by bank automatic payment, commencing 1st October 2020 and continuing until further notice.

Chair/Barry/carried

Moved: By ordinary resolution that pursuant to the provisions of Regulation 17 of the Unit Titles Regulations 2011, the body corporate gives its approval for the Committee to enter into all necessary obligations on commercial terms that will give effect to any expenditure provided for in the budget and long-term maintenance plan.

Chair/Barry/carried

5.4 Long Term Maintenance Plan

The existing LTMP is in need of a review. Justin is currently looking into this.

Action: Justin (ABS)

Moved: By ordinary resolution that the Long Term Maintenance Plan be accepted.

Chair/Kerry/carried

6.0 **General Business**

Level 6 Water Ingress

The owner has contacted the Chair regarding this matter. It is impacting her Air BnB business. This is a similar problem to what was experienced on Level 7. Resin injection seems to have resolved the issue and Alive Building Solutions will obtain quotes for having this done.

Action: Justin (ABS)

There being no further business the meeting closed at 5:10 pm.

Signed: Date:
Chairperson

CHAIRPERSONS REPORT

MOLESWORTH HOUSE BC 86640

21 / 07 / 2020

Last year at the AGM we passed two resolutions:

1. To pursue the possibility of finding a buyer for the building and
2. To move LTM funds not General Maintenance.

The second was easily achieved, the first, not so much. As any marketing attempts require the written consent of all owners, we fall at this first hurdle. The variation in price expectations makes this very difficult for any agent to market and they will not do so without confidence that we are unanimous on price and conditions.

Apart from a brief flurry of interest from an engineering firm, nothing has progressed from there.

Do we need to pursue this again or should we leave to individual owners, who are not interested in re-investment, to sell on their terms to new owners who may be interested in taking the building forward?

At the last general meeting on 09 July, we again suspended LTMF contributions for the year coming forward plus any clawback to last year. This was to compensate for the rise in insurance premium of 28.48% and has lowered by 50% the proposed rise in BC fees. The meeting felt that annual costs were high enough to inhabit a building which potentially needs such a large re-investment.

There are some maintenance issues which need addressing - particularly water ingress around windows. A trial was conducted on level 7 to remedy and seems to be successful although is it a good investment long term? - i.e. should the outside surface of the building be fixed rather than from the inside?

Otherwise it is business as usual with nothing major apparent in the way of maintenance.

Thank you for coming to meetings and being engaged in the Body Corporate business. Thanks to Jonathan Bell of Alive Building Solutions and Jan Viljoen of YPM for general management over the past year.

Bronwen Stewart
Chair MHBC 86640.

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