

From: Reggie Roux
Sent: Tuesday, July 30, 2024 9:40 AM
To:

Subject: BC 77068 - 11 Garden Place Body Corporate - Committee Meeting - No Quorum - Email Resolution
Importance: High

Dear Committee Members,

I trust you are well,

At the recent committee meeting called, we unfortunately couldn't establish quorum to pass the required resolutions or any minutes,

We proceeded with the meeting to complete the resolutions for your final voting, we herewith request that you please cast your vote on the following matters in order for us to proceed and action as well as minuting the decisions accordingly to ensure compliance with the UTA as far as committee meetings go.

May I please have your approval/objection or abstinent on the following items

1. PREVIOUS MINUTES

That the minutes of the last Committee Meeting held on the 15th of April 2024 are confirmed as a true record of the proceedings of that meeting. **Confirmed**

2. CONFLICT OF INTEREST REGISTER

Committee members are to disclose any relevant conflict they may have and add it to the Conflict-of-Interest register attached.

It was disclosed that Dan Anderson will assist with potential project management of the lifts project when undertaken. **NOTED**

3. FINANCIALS

Ordinary Resolution

That the financials presented to the committee for June 2024 be accepted. **AGREED**

Detailed expenses and ledgers to be sent to the committee

4. Lift Upgrades and modernisation

- Confirmation of estimated expenditure.
- Confirmation of the costs involved to include the penthouse floor

Ordinary Resolution

Reggie to confirm what has happened with the lifts maintenance and what choices the committee has on the lifts (upgrades – modernise or full replacement) and what the best option is to proceed, what advice did Jacqui receive for the potential and current state of the existing system. **AGREED**

5. GENERAL BUSINESS

The following general business was put forward for the agenda:

5.1 Internal and external cleaning of the common property – Dan Anderson.

Ordinary Resolution

That the committee would like Dan Anderson to proceed with obtaining a quote and full scope of works to be presented and accepted. AGREED

5.2 Long Term maintenance Plan – Dean Ellwood.

Ordinary Resolution

To be discussed in depth at the next committee meeting and the possibility of calling a meeting just to discuss the LTMP AGREED

5.3 Protocols on pipework/installation of air-conditioning equipment – discussion/next steps – Dean Ellwood

5.3 Undertake a review of the installation of the levels 1 to 7 air conditioning outdoor units by a qualified independent company with regards to the recent installation of horizontal discharge units. – Nigel Brassington

Ordinary Resolution

That an independent audit is done on the current aircon system which will include the pipe works and give a guideline on the protocols that need to be drafted for the installation of aircon units going forward AGREED

5.4 Removal of the South stairwell curtains. – Nigel Brassington

Ordinary Resolution

That Quay Body Corporate engage a contractor to have the South Stairwell Curtains Removed **AGREED**

5.5 Power apportionment at BC.

Ordinary Resolution

That Quay Body Corporate engage a contractor to investigate and advise how the power apportionment and metering works and quote on a check meter system with one bulk meter **AGREED**

5.6 Does the Insurance Premium come down now that the Seismic Strengthening is completed?

Ordinary Resolution

Reggie to engage with the insurance broker and send the answer from the insurance company to all committee members **AGREED**

5.7 Carpark License Resolution Signature

Ordinary Resolution


Reggie confirms the carpark legal costs will be covered by the current owners. **AGREED**

Kind Regards

Reggie Roux

Body Corporate Manager

 View My Profile

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