



**RICHARD PEARSE BODY CORPORATE NO. 85659  
2024 ANNUAL GENERAL MEETING MINUTES  
HELD AT 12:00 PM ON THURSDAY 26 SEPTEMBER 2024  
VIA ZOOM MEETING & YPM BOARDROOM**

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Richard Pearse webpage: [www.ypm.co.nz](http://www.ypm.co.nz), "Member Login", Username: bc85659 Password: be6ub4

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**1.0 Meeting Formalities**

**1.1 Present**

Aaron Taylor **Chair** (707, 704, 706)  
Paul Wright (105, 107, 109, 205, 207, 208, 210,  
301, 302, 305, 309, 310, 311, 401, 403, 405,  
406, 407, 408, 409, 410, 412, 502, 504, 506,  
507, 508, 511, 512, 601, 602, 604, 607, 608,  
610, 611, 612, 701, 702, 709, 711, 806, 809,  
810, 812)  
Niru Morar (G3)  
Andrew Christie (404)  
**via Zoom:**  
Manjit Singh (102,103,106,110,202,) – joined  
meeting at 12.16pm  
Judy Williams (307, 606, 801)  
Fiona Wong (204)

Ania Dzwonkowski – Lloyd Richardson Ltd  
Ross Hanning-YPM

**Apologies** (other than proxies)  
None.

**1.2 Proxies**

JP Synergy Trust - 111, 209, 211, 306, 308, 710, 802, 803, 804, 805, 807, 808  
to Paul Wright  
Rueben Schwarz – 303, 503, 505, 603, 811- to Paul Wright  
Amit Nijhawan (102, 103, 106, 108, 110, 202, 206) to Manjit Singh  
Pravin Patel (212) to Paul Wright

**1.3 Postal Votes**

None.

**1.4 Quorum (25)**

A quorum was present, and the meeting proceeded.

**1.5 Conflicts of Interest**

None noted.

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## 2.0 Previous Minutes

**Moved:** By ordinary resolution that the minutes of the 2023 AGM held on 4 September 2023 be accepted as a true and accurate record.

**A Taylor/N Morar/carried**

Matters arising from the minutes not covered elsewhere.

- There were no matters arising

## 3.0 Body Corporate Management Committee

### 3.1 Chairperson's Report

Aaron spoke to his Chair's report as circulated.

**Moved:** By ordinary resolution that the Chairperson's report be accepted.

**A Taylor/P Wright/carried**

### 3.2 Election of Committee and Chairperson

#### Committee member nominations:

Aaron Taylor	Manjit Singh
Paul Wright,	Niru Morar
Amit Nijhawan	Judy Williams

**Moved:** By ordinary resolution that the nominated members be elected to the Committee.

**A Taylor/N Morar/carried**

**Moved:** By ordinary resolution that the minimum number of committee members be five (5).

**A Christie/P Wright/carried**

**Moved:** By ordinary resolution that the number required for the quorum of the committee be set at three (3).

**P Wright/A Taylor/carried**

#### Chairperson nominations:

Aaron Taylor was nominated. Aaron accepted the nomination.

**Moved:** By ordinary resolution that Aaron Taylor be elected as Chairperson.

**P Wright/N Morar/carried**

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

**P Wright/A Nijhawan/carried**

## 4.0 Building Management

Ania spoke to her Building Manager's Report covering the reporting period as circulated.

Ania was requested to investigate the possible savings to the rubbish collection costs if this was reduced by 1 day a week.

**Action (Ania)**

**5.0 Finance**

**5.1 End of the Year Financial Statements**

Ross spoke to the financial statements for the year ended 31 March 2024 as circulated.

**Moved:** By ordinary resolution that the financial statements for the year ended 31 March 2024 as circulated are approved.

**A Taylor/N Morar/carried**

**5.2 Appointment of Auditor**

**Moved:** By special resolution that the Annual Financial Statements for the year ended 31 March 2025 shall not be subject to a special purpose verification, review or audit.

**A Taylor/P Wright/carried**

**5.3 Proposed 2024-2025 Budget**

Araon spoke to the proposed budget as circulated.

He noted that the new LTMP as prepared by Ortus International recommended a lower contribution for the current budget year and that with the better interest income earned in 2024 the LTMP contribution could be reduced for this year to \$105,000.

He further noted that with the new security access system about to become fully operative, that the current Security contract should be able to be cancelled and the budget for security costs could then be reduced to \$10,000.

The meeting noted that owners were now responsible for their kitchen extractors fans and that the allowance in the budget of \$4,000 could be removed.

It was therefore agreed the budget be adjusted to reduce the following provisions by:

LTMP	\$50,000
Security	\$ 31,520
Kitchen Extractor funds	\$ 4,000
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Total Budget adjustments	\$85,520

**Moved:** By ordinary resolution that the 2024 -2025 budget is amended to take account of the above adjustments to \$758,453 and levy schedule (amended accordingly) be approved with monthly payments commencing on 1 October 2024 and continuing until further notice.

**A Taylor/N Morar/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 expenditures provided for in the budget and long-term maintenance plan.

**P Wright/A Taylor/carried**

#### **5.4 Long Term Maintenance Plan**

The new long-term maintenance plan prepared by Ortus International covering a 30-year forecast as circulated was discussed. This had previously been reviewed by the BCMC and recommended for adoption at the AGM.

**Moved:** By ordinary resolution that the Ortus International LTMP as circulated is approved.  
**A Taylor/N Morar/carried**

**Moved:** By ordinary resolution that the LTMP contribution for the budget period 1 October 2024 to 30 September 2025 be \$105,000 is approved.

**A Taylor/N Morar/carried**

#### **6.0 General Business**

P Wright agreed that couriers' deliveries for all apartments could use his lock box in the foyer and he undertook to deliver any parcels daily to the relevant apartment.

P Wright noted the excellent work being performed by Ania of Lloyd Richardson Ltd.

The Chair expressed his thanks to the incoming committee and to all for their attendance.

There being no further business, the meeting closed at 1:15 pm.