



**MINUTES OF
THE 2013 EXTRAORDINARY GENERAL MEETING OF
PATENT 326 BODY CORPORATE NO. 416018
Held at 5:30 on Wednesday 30th October 2013
At YPM, 49 Boulcott St., Wellington**

Web site: www.ypm.co.nz/bc416018 Username: bc416018 Password: 416018

1.0 Meeting Formalities

1.1 Present

Robert Nair (S208)	Ray Patton (S403)
Maarten Groen (S408)	David Patten (S501)
Kelly Dixon (S207)	Nikki Chung (S212)
Rob McGregor (S210)	Peter Sim (S401)
Steve Cody (S407)	Ian Possenniskie (S201)
Jacques Alesha (S213)	

Geoff Holgate – YPM
Carl Coetzee – YPM

1.2 Proxies

Amber Vink for S209, H103, S206
Ian Possenniskie for N101, S203, S211
Geoff Holgate for H202

1.3 Postal Votes

None

1.4 Apologies (other than proxies)

Sue Matehaere-Patten (S501)

1.5 Quorum

A quorum of 11 was achieved and the meeting proceeded.

In the absence of Sue Matehaere-Patten, Geoff Holgate chaired the meeting.

2.0 General Business

Geoff welcomed the Members to the meeting and gave an update on the gas situation since the meeting papers were distributed.

Geoff explained that at the time of the notice of the meeting the Committee were in possession of only one quote to repair the gas lines. More quotes had been requested and these were now to hand. As a result, the level of the special levy, including contingency, could be reduced from \$70,000 plus GST to \$50,000 plus GST.

Moved: That the proposed amount in the resolution be amended from \$70,000 plus GST to \$50,000 plus GST.

D Patten/R McGregor/...

The Committee had thoroughly investigated the options by engaging the independent advice of Stephenson Turner Architects who produced a scope of works for the tender process.

It was also noted that the levy is intended to be a short-term levy for cash flow reasons and that once a successful EQC claim was completed, the funds could be returned or credited back to the Owners.

The meeting was advised that the preferred tenderer is currently very busy and that they may not have the works completed before Christmas. Priority will be given to the works on the hot water system

/carried

Moved: That the body corporate raise a special levy of the amended amount of \$50,000 (plus GST) payable by Utility Interest, to enable the repair of the gas system at Patent body corporate. Such levies to be paid in two equal sums on 1 November 2013 and 1 December 2013.

R McGregor/S Cody/carried

Other General Business

Balustrade Repairs

Steve Cody explained that the Committee has been frustrated by the delays of the repairs caused by the Insurance Assessor. Steve also noted that the Committee was taking this opportunity to cover technical questions regards the balustrades design and installation.

EQC Claims

Geoff noted that the EQC are taking time to organise their assessors. To date only a preliminary meeting has been held with an EQC Assessor to discuss processes in general. The whole process could take quite a while with many questions still to be answered by the EQC regards process and responsibilities.

David Patten then noted for the meeting that the Committee contains members with considerable relevant expertise and that they have worked very hard on these matters. In particular, David thanked Ray Patton and Steve Cody for their expertise and efforts and Sue Matehaere-Patten for her contribution as Chairperson.

There being no further business the meeting closed at 6:09 p.m.

Signed Date
Chairperson