

**BODY CORPORATE NO. 542441 (CANTERBURY LAND REGISTRY)
Worcester Terraces, Christchurch Central, Christchurch 8011**

Minutes of the Extraordinary General Meeting of the Unit Owners of the Body Corporate (the BC) held on Tuesday, 2 May 2023 in the Boardroom, 76 Moorhouse Avenue, Christchurch, and via Zoom commencing at 11:00 AM

1 ATTENDEES

Barbra Welffens of Pitcaithly Body Corporate Services Limited ("PBCS") the Manager of the BC; John Skevington (Joint Owner of PU7); Gloria Moyle (Trustee of Unit PU27); Andrew Weastell (Owner of PU29); Valentin Nenkov (Joint Owner of PU33 and PU39); David Davidovski (Joint Owner of PU46) Craig Gilmore (Owner of PU52); Darren Sandford (Joint Owner of PU58); Yang Shou (Owner of PU67); Elizabeth Simpson (Joint Owner of PU68); Ian Hunt via Zoom (Joint Owner of PU4); Andre Cowan via Zoom (Joint Owner of PU10); Nigel Barlett via Zoom (Joint Owner of PU15); Kim Chapman via Zoom (Owner of PU16); Fransisco Brevoort via Zoom (Joint Owner of PU32); Jenny and Michael Stirling and Matthew Lawlor via Zoom (Joint owners of PU36); Tamryne Stoop via Zoom (Joint Owner of PU48); Scott Franklin via Zoom (Owner of PU51); Samuel Nelson via Zoom (Company Representative of PU56).

APOLOGIES:

Apologies were recieved from John and Sandra Dunn (Joint owners of PU18); Josh Gray (Joint Owner of PU37); and Jeremy Richardson (Joint Owner of PU6).

QUORUM

The chair announced that the quorum requirements had been satisfied.

2 MEETING CHAIR

Barbra Welffens was invited to chair the meeting.

3 ELECTION OF A CHAIRPERSON

Every Body Corporate is to elect a Body Corporate Chairperson. A Nomination Form for the purpose of this election has been sent to Unit Owners. A nomination was received for Darren Sandford (PU58) and an election was held at the meeting.

Darren Sandford addressed the room reiterating that the reason this EGM was called was to rectify the nomination procedures for Chair and Committee at the Annual General Meeting.

IT WAS UNANIMOUSLY RESOLVED BY THOSE PRESENT AS AN ORDINARY RESOLUTION:

"THAT, Darren Sandford be elected Chairperson of the Body Corporate in accordance with the Unit Titles Regulations 2011"

4 ELECTION OF BC COMMITTEE

Barbra Welffens explained that the Body Corporate must first decide by Ordinary Resolution how many members the Body Corporate Committee must have and the number of members required to constitute a quorum.

A discussion to this effect followed after which:

A. IT WAS UNANIMOUSLY RESOLVED BY THOSE PRESENT AS AN ORDINARY RESOLUTION:

"THAT, pursuant to Section 24(1)(a) of the Unit Titles Act 2010 and by virtue of this Resolution, this BC has decided that a Body Corporate Committee shall be made up of 4 members AND THAT quorum for Body Corporate Committee meetings shall be set at 3".

B. Election of BC Committee Members.

A Nomination Form for the purpose of this election has been sent to Unit Owners and nominations were received for:

- **John Skevington (PU7)**
- **Darren Sandford (PU58)**
- **Scott Franklin (PU51)**
- **Craig Gilmore (PU52)**

who were duly elected as the Body Corporate Committee to fill the number of positions as agreed in A. above.

5 AGM MINUTES

The Minutes of the Annual General Meeting held on 22/2/2023, having been circulated to all Unit Owners with the EGM package were amended reflecting the correct nomination procedures for Chair and Committee.

IT WAS THEN UNANIMOUSLY RESOLVED BY THOSE PRESENT AS AN ORDINARY RESOLUTION:

"THAT, the Minutes of the Annual General Meeting held on 22/2/2023, having been circulated to the Unit Owners soon after that date, be and are hereby confirmed, as amended."

It was agreed to attach a copy of the amended AGM Minutes to the Minutes of the EGM.

6 GENERAL BUSINESS

The following was discussed under general Business:

- **Gates and Car Parking Area:** The owners agreed that the Committee will look into options and report back to the owners.
- **Regularity of Committee Meetings:** The BC Manager explained the recent amendments to the Unit Title Act regarding this topic and the Committee expressed their intentions to have at least 4 meetings during the financial year with Minutes being circulated to all Owners.

The Meeting concluded at 11:20 AM and Barbra thanked those present for their attendance.

These minutes were confirmed by an Ordinary Resolution of the Unit Owners at the Annual General Meeting held on the
day of 2024.

Meeting Chair

Date