

Opening Minutes of 196 Hills Road Residents Association  
held on 25 February 2025,  
in Auckland

**Present:** Paul Szybiak, Director of Fern Lindsay Limited; the owner of all units comprised in 196 Hills Road Residents Association "the Association".

**1. CONFIRM BUDGET:**

**Resolved** by ordinary resolution **That:**

- i. The budget is fixed at \$23,705.85 including GST in accordance with the Land Covenant. The budget shall be raised by equal share in one (1) instalment due for payment upon first settlement or no later than the end of the expense year of the Owners Association.
- ii. Pursuant to the provisions of the Land Covenant, the Owners Association 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.

**2. FINANCIAL STATEMENTS:**

**Resolved** by ordinary resolution **That** the financial year of the Association is set to commence on the date of the first settlement.

**3. AUTHORISED REPRESENTATIVE OF THE OWNERS ASSOCIATION:**

Fern Lindsay Limited, being the sole owner of all units comprised in 196 Hills Road Residents Association has authorised Paul Szybiak to exercise the powers and duties of the Association outlined in the Land Covenant.

**4. INLAND REVENUE TAX AGENT AUTHORITY:**

**Resolved** by ordinary resolution **That** we give authority to Crockers Body Corporate Management Limited (our tax agent) to act on our behalf for all tax types for the coming year. Authority is given to obtain information from Inland Revenue and other financial institutions to enable our tax returns to be completed. This includes obtaining information via online services available on the Inland Revenue's website.

**5. ELECTION OF SECRETARY:**

**Resolved** by ordinary resolution **That** the Society authorises Liz Robertson, on behalf of Crockers Body Corporate Management Limited, to act as the Secretary of the Society for the purposes of any tax and Inland Revenue Department matters.

**6. ADMINISTRATION:**

**Resolved** by ordinary resolution **That** the Association contracts with Crockers Body Corporate Management Limited to perform the functionary tasks associated with the duties prescribed in the Land Covenant provided that the Association may from time to time revoke the performance of any task that it has contracted with Crockers to perform.

**7. INSURANCE:**

**Resolved** by ordinary resolution **That** cover be placed with Orion Insurance via Gallagher NZ (managing broker), for the coming 15 months. The Society undertakes to advise the Manager or Gallagher NZ should the occupancy of the unit change (including a unit becoming vacant) during the year.

**8. OTHER SERVICES:**

**Resolved** by ordinary resolution **That** the Society resolves to enter into the following contracts for service with:

- Podium Landscapes for the monthly maintenance of common area gardens and berms
- Dutton Stormwater Maintenance for the preventative maintenance of the Atlan Flow Guard Hydrochannel & catchpit
- Dominator Christchurch for the maintenance/inspections of the electric gate



Signed for and on behalf of 196 Hills Road Residents Association

By its sole registered owner

Fern Lindsay Limited

A handwritten signature in blue ink, appearing to be 'Paul Szybiak', written over a horizontal line.

Paul Szybiak