

Minutes of the Annual General Meeting Brookvale Village Body Corporate No. 87468

Venue: Old Mill Function Room, 7 Hinemoa Street, Paraparaumu

Date: Wednesday, 20 May 2026 Time: 10:00am

The Chairperson welcomed all attendees to the Annual General Meeting of Brookvale Village Body Corporate No. 87468 and declared the meeting open at 10:00am

Current Committee Members: Marie Wolfram, Linda Dean, Rick Durey, Roy McConnell, Merle Whiteman,

Current Body Corporate Chairperson: Rick Durey

Minute Taker: Maxine King

Residents Present:

Gary and Mary Allen V1, Colin Carter V2, Roy Pigneguy V4, Megan Griffiths V8, Carolyn Lonsdale V9 Marie Wolfram V11, Julie Barrow V13, Sue Whitley V14, Carmel Irwin V15, Maxine King V16, Jill Smith V19, Brian Meddings V20, Susan Dixon V22, Liz Palmer V24, Gary Lange V26, Malka O'Toole V27, Rick Durey V28, Merle Whiteman V30, Roy and Janice McConnell V31, Linda Dean V37, Maureen Duffy V45, Earle and Judith Richfield V46, Allan Brocklebank V48, Rosemary Pennisi V52, Eddie Thompson V55, Diana Lewis V60, Helen Wilson V63, Jeffery and Margaret Powell V66, Jill Brook V69, Joan Harness V70, Martin McMyler V73a.

Apologies:

Li Ning Carter V2, Graeme Webb V3, Liz Pigneguy V4, Richard Palmer V6, Christine Ward V12, Bill Whitley V14, Pat O'Grady V18, David Alexander V23, Donna Durey V28, Peter Raper V29, Margaret Hurst V32, Jacob and Daleen du Toit V35, Maureen Mathie V40, Val Sarjeant V43, Keith and Lauree Southern V47, Maureen Brocklebank V48, Rosalie Waugh V51, Johanna Janssen V54, Annette Waterhouse V55, Gordon and Sue Wark V57, Elaine Kirkman V62, Andrzej and Izabela Pomer V64, Robyn Driscoll V61, Colin McNeilly V67, Roy and Christine Millward V72

Proxies: None

The Agenda for the AGM 2026 was distributed prior to the meeting.

Confirmation of Previous AGM Minutes

The minutes of the previous Annual General Meeting held on 12TH June 2025 were taken as read.

There were no matters arising.

Motion: That the minutes of the previous Annual General Meeting be confirmed as a true and correct record.

Moved: Caroline Lonsdale

Seconded: Roy McConnell

Dissenters: nil

Motion carried by unanimous vote.

Chairperson's Report: The Chairperson presented the annual report.

Rick added a comment re Brookvale Property Limited (Martin's) role.

Martin's contract with the Body Corporate is task-based without an expected time presence at the Village. Much of the grounds maintenance is the responsibility of Brodie who reports directly to Martin.

Financial Report

The financial accounts for the year ended 31 March 2026 had been circulated to all Residents

Discussion points:

A resident suggested that not all Residents would understand the abbreviations used in financial reporting and asked that full descriptions be used more often.

The budgeted transfer of funds from the Body Corporate account to the Long Term Maintenance account brings the Long Term Maintenance account balance closer to the desired amount (roughly measured as 10% of the infrastructure insured value)

Motion: That the financial accounts be adopted.

Moved: Marie Wolfram

Seconded: Julie Barrow

Dissenters nil

Motion carried unanimously.

Election of Chairperson

There was only one nominee for Body Corporate Chairman: Rick Durey

Rick was duly appointed

Election of committee

There were seven nominations for Committee Members: Julie Barrow, Marie Wolfram, Merle Whiteman, Linda Dean, Roy McConnell, Bill Whitley, Rick Durey.

All nominations were duly appointed.

Motion to approve the Body Corporate Budget for 2026/27

Key points were noted as **Body Corporate Fee** increase \$1.75pw for Villas with Garages, &1.65 pw for Villas without garages.

Insurance premium \$128k. This premium could well have been higher if not for Martin obtaining a confirmed cost prior to major events that will most likely influence future premiums.

Motion: That the Body Corporate budget for the 2026/27 year be approved:

Moved: Maureen Duffy

Seconded: Marie Wolfram

Dissenters: nil

Motion carried unanimously.

Motion to NOT engage an outside auditor:

Discussion included advice that Rick and accompanying committee members actively audit cash movement of all Body Corporate accounts.

All expected inward Body Corporate fees and any other monies are checked for accuracy and timeliness; all outward transactions require electronic authorisations from 2 committee members.

To answer a question from the floor, it was confirmed that the Body Corporate has Insurance to cover losses from any wrongdoing.

Motion to approve that the Body Corporate does NOT engage an outside auditor:

Moved: Eddie Thompson

Seconded: Roy McConnell

Dissenters: nil

Motion carried unanimously.

Motion to not have the Long Term Maintenance plan reviewed by a Professional.

Rick commented that it would be highly likely that a professional reviewer of the Long Term Maintenance plan would suggest a higher amount of funds be accrued in the Long Term Maintenance fund; however, the committee is of the view that the Body Corporate is contributing to this fund fairly and responsibly, especially considering the impact of the current financial stress on many households.

Moved: Colin Carter

Seconded: Gary Lange

Motion carried unanimously.

A Remit calling for the purchase of a wooden storage shed at Village Green and the purchase of a BBQ unit was tabled.

Discussion took place regarding the need for the shed, the size of the shed, ongoing shed maintenance and alternatives to the shed.

The purpose of the shed was stated to provide independent and easier access to the table and chairs presently stored behind garages 12-14 as well as providing easy access to the BBQ unit suggested in the remit.

The proposed dimensions of the shed were stated as 3.6m wide, 1.8m deep, providing sufficient room to maneuver when stacking and unstacking items.

It was noted that the shed would require ongoing staining and that a locking feature would be sourced.

The suggestion of leaving the table and chairs outside (covered) on the green was also mooted.

Voting took place:

No. of FOR votes 21 plus 9 postal votes

No. of votes AGAINST 2 plus 7 postal votes

Remit accepted by majority vote FOR 30 vs 9 AGAINST

General Business

The following items were raised under General Business:

Solar Energy systems

Subject Notes had been distributed to all Residents prior to the AGM.

Discussion Summary

Colin Carter shared his own experience with Solar systems and cautioned the likelihood of roof damage and price fluctuations.

Sue commented on the pace of technology advancements and how the systems could change in appearance and price very quickly

Rick commented that advancements referred to by Sue could mean that the appearance of roof panels could change often, meaning it would be difficult to avoid disruption to the aesthetics of the village

A comment was made regarding the financial viability of a solar system, and Rick advised that the choice regarding the purchase of a solar system was entirely with the Resident. The Body Corporate discussion is whether or not permission should be granted for solar panels to be installed on villa roof tops. Carmel suggested that more information should be obtained before any approval is given

Rick asked that any further comments on this matter be submitted to the committee via the BC letterbox at Garage 1 before a planned committee meeting on 22nd May.

Note to residents dated 23rd May gave a summary of the committee discussion at 22nd May meeting.

Village Facebook Page

Subject notes distributed prior to AGM gave details of Sue Wark's offer to assist any resident who may wish for tuition in Facebook procedures.

The Village Facebook page is in active use and provides opportunity for all residents to join the conversation.

Feeding the birds within the village.

Mixed views were aired on this matter with some residents suggesting that it was in our Village Rules that we should not feed the birds. The reasons offered were that some feed items attract vermin and some food items impact negatively on birds' health.

Note: I was unable to find a reference to feeding the birds in our current Village Rules – Rick

Outcome: Unclear

Contact Details

Residents were encouraged to update their contact details to include a mobile phone number to enable prompt communications as required.

Outcome: Additional mobile numbers have been added to contact list.

Defibrillator (AED) within the village grounds,

(Subject Notes had been distributed to all Residents prior to the AGM.)

Discussion Summary

Plenty of discussion on this matter noting that the Ambulance service offered training and maintenance support for an AED and the purchase price is currently \$4500 per unit.

Concerns were raised regarding the physical ability required to collect and operate a unit and the potential emotional impact on residents when involved with using an AED (with or without a successful outcome)

It was clear that further details and advice were needed on this matter

A summary of the discussion outcome was included in the Note to Residents dated 23rd May 2026.

Road traffic management

Many residents repeated the view that had been declared at many if not all of the AGM's since 2015, that is: we have difficulty in managing traffic behavior within the village.

During the discussion, the following suggestions were offered to manage the traffic

Increase the speed limit, the current 10kph was considered by some to be an unreasonable expectation of drivers.

Speeds humps could be installed

A gate at the village entrance could be installed

That all motorised vehicles, bikes, scooters abide by the same speed limit expected from cars

Note: The response to Note from Rick 23rd May 2026 has clearly indicated support for a change to the current method of traffic management within the village. The opportunity for all Residents to offer suggestions will be forthcoming.

General business:

Gary Lange advised of a potential safety hazard at the parking area under improvement at the first loop road in the village.

Note: This hazard was addressed by warning tape on 21st May.

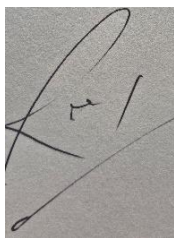
Malka O'Toole raised concern over the behaviour of dogs under the control of residents in Redwood Close. Rick mentioned that he was present when the KCDC Dog Ranger interviewed a resident regarding the event that she had experienced and Rick thought that the event was taken most seriously by the Dog Ranger and recommended that any (and all) concerns regarding dog behaviour outside of the village should be directed to the KCDC to ensure that the council is provided with the full picture of experiences.

A resident questioned the matter of Village Green events being paid for by Body Corporate money. Rick confirmed that it is the case and invited further comment. By majority, those present at the meeting believed the cost-benefit supported the expense, particularly as a good opportunity to meet new residents in the Village

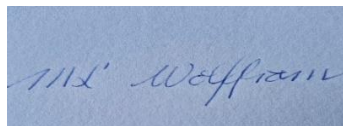
Meeting closed at 11:43am.

Minutes approved:

R Durey



M Wolfram



MORE INFORMATION ON BACK PAGE

IMPORTANT DATE To Note on Calendar

1. Tip Trip **Saturday 27th June**

A trip is being arranged for residents who have inorganic rubbish (hard rubbish) to be disposed of.

More details to follow by text/Facebook

2. Although there is no legal provision for a Deputy Chairman role within the Unit Titles Act, Committee member Bill Whitely has offered to “stand in” in an informal manner during my absence during the first two weeks of July.
During that time, any matters for the committee's attention should be addressed to Bill first. Phone/Text 0211515545