

Minutes of the BROOKVALE VILLAGE BODY CORPORATE NO. 87468 meeting

Held at Villa 30 on the 3rd November 2025

Present: Merle Whiteman, Linda Dean, Roy McConnell, Bill Whitley, Rick Durey, and Martin McMyler (representing BV Property Management)

Apologies: Marie Wolfram

Minutes: Last meeting September 29th 2025 minutes confirmed as correct.

Finance: Account balances at 31st September 2025

BNZ Current A/C \$610.75

BNZ Savings A/C \$3,770

BNZ Term Deposit (25 +26) \$95,355

Total Operating Bank \$99,735

Long Term bank Accounts

BNZ Long Term Maintenance A/C 15,409

BNZ Long Term Maintenance - Term Deposits \$198,920

Total Long Term Bank \$214,329

All confirmed as correct.

Accounts paid 1st April to 31st September 2025

\$164352, **confirmed.as correct.**

Fees received 1st April to 31st September 2025

\$98024, **confirmed.as correct.**

Matters outstanding from previous meetings:

1. The discussion regarding the need (or not) for policy regarding outdoor displays was brought to a conclusion with the view that the village rules that are already in place are sufficient to address any issues that may arise.

In particular:

Rule 10. Complaints protocol

a. Any owner who has a grievance concerning any other owner or situation should, in the first

instance, approach that person or persons with a view to settling the grievance.

b. Should a satisfactory outcome not be forthcoming, then the Body Corporate Committee should be contacted for facilitation

c. The Body Corporate Committee will meet and both parties may be requested to present their case before the Committee for a decision.

d. Only complaints concerning matters that fall within the jurisdiction of the Body Corporate

Committee will be considered.

Unresolved issues will follow procedures as specified by the Tenancy Tribunal.

Rule No.17. Lawns and gardens on common property

a. All gardens are common property by definition under section 5(1) of the Unit Titles Act 2010.

Common property includes areas of exclusive use bounded by screen fences for each unit.

Rule No. 24. Signs and notices:

The owner or agent of the owner of a unit must not erect, fix, place or paint any signs or notices of any kind on or to the common property or on or to any external part of a unit without the written permission of the Body Corporate Chairperson.

If any resident wishes further clarification on the matter they may communicate with the committee by email, bvbodycorp@gmail.com

2. The suggestion regarding the need for a Deputy Body Corporate Chairman was addressed and whilst the Unit Titles Act does not allow for such a position, the committee agreed in an informal arrangement whereby a committee member will be sufficiently

aware of Chairman responsibilities to the extent that, in the event of the unavailability of elected Chairman, those responsibilities will be attended to in the interim.

Bill Whitey has agreed to this informal role.

General Business:

1. A letter was received from Megan Griffiths Villa 8 advising the committee that an adult family member under the age of 50 years might visit and stay with Megan next year for a period of a few weeks, possibly exceeding the 4 week period as allowed in Village rules.

The committee accepted this arrangement.

2. The need for water blasting of the aggregate footpaths in the village was discussed and it was requested that Martin attend to this, either within his own timetable of maintenance or alternatively obtain quotes from a contractor to effect more immediate attention. {the contractor option would incur some cost to the Body Corporate}.
3. The suggestion was put forward regarding the availability of an AED defibrillator within the village. Committee discussion quickly brought to light the many complications to having an AED unit available and it was decided that the matter required input from all Residents and was best addressed by remit at next Village AGM.
4. The suggestion was put forward regarding Friday afternoon get togethers at a local venue. In essence the idea was encouraged and Bill & Rick are to give further thought to this.

No other matters were put forward and the meeting finished at 11:30.

Rick Durey

Chairman (and minute taker)

3rd Nov 2025

Please note that if any Resident who requires further information regarding this meeting, or have any matters that they wish to communicate to the Committee, they may do so by email to bvbodycorp@gmail.com.