

Omaha Beach Residents Society Inc.

Minutes of the 2016 Annual General Meeting

Held on Sunday, 29th May 2016 at the Omaha Golf Club at 10:00am

COMMITTEE PRESENT: Mike Fitzgerald (Chairman), Ewan Mcleod, Don Sykes, Trish Young, Rob Zubielevitch, Andrew Daly, Bill Harris

ATTENDANCE: 17 members plus 7 committee members. Total attendance 24 members.

Apologies: 13 member apologies received

Proxies Received 11 (Chairman 9, W Harris 1, C Allen 1)

Meeting Content

CHAIRMAN'S REPORT- delivered by M Fitzgerald

- Distinction between Omaha Beach Residents Society (OBRS) and Omaha Beach Community (OBC) was explained
 - .. OBC takes the lead in any initiative that affects both North & South Omaha.
 - .. OBRS is governed by its constitution and deals with matters dealing with Sth Omaha. It deals primarily with the design controls that were put in place when the Council put into effect plan change 76. The Design Control Committee is a sub committee of OBRS and deals with all matters relating to compliance with the stated design guidelines.
- The objectives of the committee have been and still are: rebuilding the committee into a cohesive group that makes the right decisions to benefit all members, rebuilding the relationship with OBC so that both OBC & OBRS may work together to provide the best outcomes for members, to improve communication with members.
- Since elected at the last AGM and in addition to its design control responsibilities the current committee has: introduced 5 new committee members, been rebuilding relationships (below), and dealing with important matters relating to the Unitary Plan.
- Specific issues addressed by the committee have been:
 - .. Together with OBC successfully objecting to the Unitary Plan re-zoning recommendations.
 - .. Lobbying for the successful introduction of VDSL broadband
 - .. Dealing with Council over rabbit management
 - .. Together with OBC supporting increased security within the area
 - .. Addressing the Tennis Court maintenance and drainage issues and putting in place an improved future management plan.
 - .. Supporting the proposed Taniko walkway.

LAST AGM Minutes were accepted as a true and correct record of that meeting.

RESOLVED: that the minutes of the 2015 AGM be accepted as a true and correct record of that meeting

Vote: Passed - Unanimous - Show of Hands

Matters arising:

None

2015 FINANCIAL PERFORMANCE & POSITION.

P. Macnicol tabled the Audited Annual Financial Statements.

Matters arising:

None

RESOLVED: that the audited financial statements be accepted

Vote: Passed - Unanimous - Show of Hands

LEVIES

RESOLVED: the annual levy was to be maintained at the same rate as the previous year i.e. (\$225+ GST p.a.)

Vote: Passed - Unanimous - Show of Hands

RESOLUTIONS

Special Resolution :

Resolved: By this special resolution, the Constitution shall be amended as follows:

Delete clause 13.5 and replace it with the following:

Notice of general meeting: A notice of a general meeting of the Society shall be sent to every Member, together with a form of notice of appointment of proxy, not less than 30 days before the date of such meeting. Such notice shall specify the date, time and venue of such meeting. In the case of a general meeting other than an annual general meeting such notice shall specify all business and all notices of motions to be considered at such meeting. No business or notice of motion which is not specified shall be discussed or transacted at such meeting.

Delete clause 11.7 and replace it with the following:

Election of general committee members: At each annual general meeting an election shall be held to fill the vacancies created by the retirement of Committee members at that meeting under rule 11.6(a) and to fill any casual vacancies. If the number of eligible candidates whose election or re-election is approved by ordinary resolution of Members exceeds the number of vacancies, the election shall be determined by ballot. No person other than a Committee member retiring by rotation shall be eligible for election as a general Committee member at any meeting of the Society unless a notice in writing of the intention to propose such person, signed by at least two financial Members, has been given to the Society, together with the written consent of such person to the nomination, not less than 10 days prior to the date of the meeting at which the candidate is to be proposed.

Vote: Passed - Unanimous - Show of Hands

Member Resolutions :

None

GENERAL BUSINESS

Design Control Committee (DCC) Ewan Mcleod (EM) :

EM overviewed the role and workings of the Design Control Committee (DCC).

The design committee consists of Ewan McLeod (Chairman), Peter Neeve (a planning consultant), Richard Harris (principal architect of Jazmax and owner of a property in Omaha South) and Brent Hulena (architect with own firm).

Relevant activity indicators over the last year given were: 26 new applications received, 25-30 lots remain vacant, 30 applications for alterations received, 13 complaints received, c. 150 bonds remain outstanding.

The relevance of the covenant attaching to each title was explained - it binds each members to plan change 76 thereby requiring DCC consent for any new structure and alteration thereafter and also requires each owner to be a member of OBRS and abide by its rules & regulations etc.

The importance of achieving sign off before a property was sold was emphasised. Compliance with design guidelines also applied to fences, colour changes etc and matters such as those should be checked with the DCC committee before proceeding.

Members were advised that guidelines apply to the long term parking of Caravans & motorhomes - 3 weeks allowed

Advertising - concern expressed at the proliferation of advertising.

Omaha Beach Community Peter Hooper (PH) - OBC Chairman

PH advised that OBC had 12-15 projects in progress. Those that had a direct effect on OBRS membership were:

- *The groins* - work started last week. Rocks being replaced or resited

- *Set Nets* - OBC seeking a set net ban and working with Council and MPI+
- *Taniko Walkway* - a consultants report has been issued. Cost for a “gold plated option” would be c. \$150k. OBC considering a reduced boardwalk requirement and basic walking track. Then upgrade or expand over the next 3 yrs.
- *Omaha Foot Path Project* (P Jackson inspired) - has been placed on Council's footpath shortlist - expect 2017.
- *Unitary Plan* - OBC lodged Unitary Plan objections - Mangrove eradication, Flood Plains, Manuwhenua (purple circles), Omaha Sth Zoning. Outcomes expected to be successful. Results known July 2016.
- *Community centre* - Lease expires 2018. Negotiating with Council re 10yr x 10yr lease. Lease cost to be negotiated.
- *Flooding* - Pararoa Cres, Mangatawhiri Rd - Council installing substructure improvements to cope with future flood events.

Tennis Courts Rob Zubielevitch (RZ)

RZ Advised an new contractor has been engaged to repairs & maintain the three tennis courts - Turf Care NZ Ltd. Commences within the next month and will address the moss algae growth, net replacement (Mangatawhiri) & centre band Taumata. The flooding damage on Mangatawhiri will require another contractor(s) to remedy the issues causing the flooding. To be actioned when weather allows.

Flood Lights - power now cut off. Committee to determine if members require flood lighting.

Local person to be engaged for periodic light maintenance - sweeping courts etc.

Rabbits Rob Zubielevitch (RZ)

RZ advised that Council has place bait traps in sand dunes with Pindone baits. OBC have invested c. \$1,500 in stations and Pindone bait. Meeting with council took place 29 April re baiting procedure. Volunteers required for placing traps, baiting & monitoring.

Security

OBRS pays OBC \$70 p.a. per member for security. OBC engages Insite security for all security matters.

Number of patrols increased over the summer holiday period. Members are urged to contact Insite Security for any security issues.

New security cameras are to be installed on Mangatawhiri Rd - cost \$12,500.

Communication with Members Andrew Daly (AD)

AD advised that member communication is not as good as the committee intended.

Progress has been made and consideration given to Facebook & a revised website. Members will receive monthly communications via email.

Question from Floor: Peter Lawson - Could the committee ensure the website and/or a general communication contain the committee members, their contact details, their responsibilities and a photograph.

Committee Member Elections

No nominations received. No elections made.

Questions from the Floor:

Is there any bad debt component in levies invoiced to members? Macnicol advised that there was no unpaid levies from any member obligated to pay a levy.

Mike Fitzgerald proposed a vote of thanks for the efforts of all Don Sykes who is retiring from the committee and had been a committee member for 10 years..

Meeting concluded 11:00am