

**Omaha Beach Residents Society Inc.**

**Minutes of the Annual General Meeting**

Held on Thursday, 2/11/2006 at the Omaha Beach Community Centre at 7:00pm

Committee Present Michael Campbell (Chairman), Chris Morton, Steve Marshall, Greg Stenbeck, Andrew Boyd

Attendance: 16 members plus 5 committee members. Total attendance 21 members. Proxies Received 38 (Chairman)

**Meeting Content**

**1. Apologies**

Don Sykes (Committee)

67 member apologies received

**2. Last AGM Minutes** were accepted as a true and correct record of that meeting.

**Moved: Peter Jackson Seconded Andrew Boyd**

**3. Introduction**

Michael Campbell introduced the current committee.

**4. Chairmans Report** - delivered by M Campbell.

Acceptance of the report

**Moved: Peter Turner Seconded Graham Paynter**

**5. Committee Members**

At least three new committee members were sought because;

- M Campbell                      Seeking re-election
- S Marshall                        Seeking re-election
- Linda Devine                    Retired

**Successful Nominations**

M Campbell	Seeking re-election
S Marshall	Seeking re-election
Michael Dow	nom by G Stenbeck
S Oliver	nom M Campbell

**RESOLVED: that the successful nominees be appointed to the committee for the sooner of a two year term or voluntary retirement.**

**Proposed: M. Campbell Seconded G Paynter**

**6. Current Financial Performance and Position.**

P.Macnicol tabled the Audited Annual Financial Statements.

Matters arising from Financial Statements

Rates – what land does the Society own? Clarification to be advised.

Ownership of tennis courts ( P Turner)

Income Tax minimisation (P Jackson)

Levy reduction – needs close committee focus (M Campbell)

DCC expenditure re inspection & design sign off ( P Turner)

Outstanding Levies

**RESOLVED : The constitution be amended to permit the deduction of outstanding levies from bond proceeds held**

**Proposed: G Paynter Seconded S Marshall**

**RESOLVED: that the Audited Financial Statements be accepted**

**Proposed: G Painter Seconded G Stenbeck**

**RESOLVED: that the member Levy remain at \$225 + GST per annum for the next 12 mths.**

**Proposed: M Campbell Seconded S Oliver**

**7. Change to Constitution – amendment to Rule 15 as tabled**

Content summary:

- Each Design Control Committee member may appoint an "alternate DCC member in his or her place.
- The alternate has the same rights, powers etc as the member who appointed the alternate.
- A quorum for any DCC meeting is at least 3 DCC members (or alternates)

**Proposed: G Paynter Seconded Peter Lawton**

The resolution was passed – 49 for (includes proxies), 5 against,

**8. Design Control Committee**

Some members consider the design guidelines have not been applied in a consistent manner. G Stenbeck advised that a review of the published guidelines was being considered. In particular some members considered that conflicts of interest may arise where DCC members were involved in the review process of properties they had a direct or indirect interest in. The committee needs to develop a code of conduct to deal with conflict of interest issues in this and all matters.

Peter Jackson suggested name change to "Design Approval Committee".

**RESOLVED: the general committee requests input from members to re-define the role of the Design Control Committee. To be completed before 31.3.07**

**Proposed: P Lawson Seconded Peter Turner**

**9. General Business**

**Roadway Plantings:** Linda Devine updated members on developments with RDC re gardens and roadway centre island plantings. In general discussion it was agreed that the committee should follow up with RDC regarding undertakings given to change and maintain roadway plantings.

**Section Untidiness:** G Stenbeck advised that lawn mowing contractors are to be re-employed to attend to untidy sections during November 2006..

**Fire Station:** P Turner requested the Society assist by directly contributing or make members individually aware of the desirability of making a contribution to the setup of the Matakana/Omaha Fire Station.

**RESOLVED: When the next levy invoices are sent out they should include provision for a voluntary donation to the Fire Station.**

**Proposed: P Turner Seconded G Paynter**

**Omaha Beach Community:** Peter Jackson, on behalf of the OBC, thanked the Society for its contribution to operation and funding of that entity.

**Tennis Courts :** The committee is aware of and is addressing flooding issues on some courts, the need to improve garden maintenance and drainage issues around the court playing surfaces. Access into the courts is being addressed and the absence of any gate at one location is being addressed.

**Developer Matters:** C Morton advised the developer had 27 lots still to settle. No other matters advised.

**Pest Control –** Rabbit problem addressed by RDC – Viral agents have been released to reduce rabbit numbers.

Suggested future AGM's be held on a Friday night with the Surf Club as an alternative venue.

Meeting concluded 9:15pm