

Omaha Beach Residents Society Inc.

Minutes of the 2018 Annual General Meeting

Held on Saturday, 16th June 2018 at the Omaha Golf Club at 10:00am

COMMITTEE PRESENT: Rob Zubielevitch (Chairman), Bruce Coombes, Trish Young, Bill Harris, Andrew Pook.

ATTENDANCE: 9 members plus 5 committee members. Total attendance 14 members.

Apologies: 11 member apologies received

Proxies Received 9 (Chairman 9)

Meeting Content

CHAIRMAN'S REPORT- delivered by Rob Zubielevitch

- Explained the workings of the OBRS and the separate activities undertaken by OBRS & OBC.
- Relatively quiet year for the DCC. The DCC reviewed 36 separate properties and a total of 65 various matters relating to design guideline compliance. There are approx 50 vacant sections remaining in the development.
- Continuity of DCC after January 24 2020 - At that date the original District Plan Change 76 expires. Plan Change 76 was incorporated into the recent Unitary Plan. There remains a covenant after 24/1/2020 and a restriction in the Constitution which means owners will still have to get DCC approval commencing and building, development or alterations.
- OBRS annual Sub - \$225+GST. Rob explained why that fee was necessary and the various expenses and operating expenses to which it was applied - \$70 OBC subscription, maintain tennis courts, beautification & improvements (e.g. \$25k Taniko Walkway), administering the Society, providing for insurance premiums, provision for future litigation costs etc
- OBC (Omaha Beach Community - Annual Sub \$70. Rob explained the expenses OBC is exposed to and funded by Subs from all Omaha owners (Nth & Sth).

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

RESOLVED: that the minutes of the 2017 AGM be accepted as a true and correct record of that meeting

**Proposed: M. Campbell Seconded : G. Painter
Motion Carried**

Matters arising:

None

2017 FINANCIAL PERFORMANCE & POSITION.

P. Macnicol tabled the Audited 2017 Annual Financial Statements.

Matters arising:

None

RESOLVED: that the audited financial statements be accepted

**Proposed : M. Beatson Seconded : R Carbines
Motion Carried**

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 Resolutions : None

Member Resolutions : None

COMMITTEE MEMBER ELECTIONS

Existing committee member retirements : K. Spiers

Existing committee members requiring re- election: None

New committee members seeking Election : None

The Chairman urged members to be available as committee members.

GENERAL BUSINESS

Design Control Committee (DCC) *Bill Harris (BH) :*

- BH overviewed the role and workings of the Design Control Committee (DCC). He advised that all building consents are required to be compliant with the DCC guidelines. He further explained that the \$5,000 bond is held in Trust for owners and released when design compliance is approved by the DCC. The costs of reviewing applications is deducted from the bond and the net amount refunded.
- The design committee consists of Bill Harris (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).
- BH advised that Omaha is subject to Special Plan Change 16 and he urged members to be familiar with those provisions.
- 36 applications for compliance have been dealt with this year by DCC.
- Non compliant fencing (over height) has become an issue
- The Unitary Plan contains an oversight regarding rear sites which the Council is addressing.

Tennis Courts *Bruce Coombes*

- Flooding issues (esp. Mangatawhiri Court) has been taken up with Council. Council will attend to drainage of the court area once adjoining drainage issues have been completed.
- Discussions have been had with Council about establishing new leases for all courts. Existing leases expire in 3 years and have no automatic renewal rights. Certainty of tenure is required before the Society engages is significant expenditure to improve the court surfaces, adjoining areas, reinstatement of lights with timing switches etc.
- Tuna Place turf to be in place during September 2018.

Questions from the Floor:

- Q: How many permanent residents in Nth & Sth Omaha
A; 600
- Q: Drainage upgrade is required around the far side of the lake as the walkway is being compromised. Who is responsible for that ?
A: Graham Painter - that is a stormwater issued and is dealt with by Council. There is significant silting etc which needs to be cleared. There is no short term plan to clear out the lake.
Supplementary: Graham Painter also advised that Council has addressed the silting and drainage issues occurring in the 2 reserves. Council has agreed to drain the Rahui TeKiri reserve and they have plans to drain the other.
- Q: Have Council considered an easy way to eradicate Gorse?
A: No. More complaints re this issue need to be lodged with Council. Rob Zubielevitch to follow up with Council..
- Q: Who maintains the track around the quarry? Washouts etc.
A: Council. They are aware that maintenance is required.
- Q: On the pathway (main road) to the Golf Club there is a low hanging tree that restricts access, viewline. How can it be trimmed?
A: Council. Council & Auckland Transport have been advised

➤ Q: Vehicles being parked for extended periods by the roundabout & being advertised for sale. How can that be stopped?

A: Council needs to be notified and signage put in place advising that there is to be no permanent parking on that site. Parking for individuals using the golf club should be permitted.

Meeting concluded 10:55am