



TERN POINT COMMITTEE MEETING MINUTES

26th September 2026 @ 10.00am

Burn's residence

Present: Kirsti Burns (Chair), Rex de Baugh, Libby Gormley, Garry Looker, Sharan McNaughton (Admin – via Zoom)

Apologies: None

Confirmation of Minutes meeting held 22nd August 2026
The minutes were accepted as a true and accurate record of the Meeting.

Temporary Building

Rex has spoken to the owner of the temporary building. There are engineering issues with his new build, and no progress has been made. Construction is very unlikely to finish within the two year timeframe. However, the site has been tidied up and the Committee will remain in touch regarding building progress.

Helicopter Use

The final document has been prepared for discussion at the AGM.

Second Dwelling Rules

The rules have been drafted for discussion at the AGM.

Foreshore Erosion

Quotes are being gathered, as agreed by the Sub-Committee. The Committee thanked them for their work so far and will enquire when the group summary will be available for the update at the AGM.

Action: **Kirsti**

Front Entrance

Quote obtained by Rex, second quote to be obtained by Libby. Both quotes will be to replace the wooden structure on top of the columns, with one column to be stabilised. Columns to be capped.

Action: **Rex/Libby**

TP 10 year Revegetation Plan

Sharan to follow up on a response from Kevin regarding plan for removing and treatment of felled trees, and timeframe.

Action: **Sharan**

DOC idea for better storage

Permission has been granted for a shed to be erected by DOC. However, they are cutting multiple tracks to access their container. It was agreed that signs will be installed to indicate the correct route. Kirsti to enquire with Dave Hurley to get signs made.

Action: **Kirsti**

Budget preparation

Garry to finalise the budget document to include the option to pay by quarterly instalments.

Action: **Garry**

Property Management

Five people have been interviewed for the Property Manager position, four would be capable of doing the role. After discussion, a candidate was agreed with reference check to be carried out. The role is on a Contractor basis, with a three month trial.

Action: **Sharan**

Hay Bales

The bales have been removed but there is still some plastic remaining which will need to be cleared with a digger. An email to be sent to the Farmer offering assistance to remove the remaining plastic, if they can advise the date they plan to do this.

Action: **Sharan**

Harrison Request for assistance Lot 25 and Lot 26

The Forrester's email was sent to the Harrisons who were overseas at the time, and will discuss it on their return. An email to be sent to owners after the AGM asking whether they want the committee to enforce the relevant constitutional provisions.

Action: **Kirsti/Libby**

AGM

The AGM Agenda was finalised, to be issued asap after the Committee meeting. The remaining supporting documents to be finalised will be provided to Sharan during the next two weeks. No Committee nominations have been received – the nomination form and proxy form to be re-sent with the Agenda. Votes can be via email instead of proxy if this is an owner's preference.

Action: **Sharan**

Committee Manual update

Carryover to next meeting.

Action: **Sharan/Libby/Kirsti**

Murphy Subdivision Fencing Budget

A quote has been received of \$60 per metre for a deer type fence, with a requirement for 500 metres. This was added to the AGM agenda for discussion by Kirsti.

Action: **Kirsti**

Accounts Review

Roy Gormley has completed the review, which will be included in the AGM papers. His conclusion is that the Society is being well run, with sound financial controls, good Committee governance, a stable financial position, and well-managed insurance and arrears.

Village Green Recreation Area

Dave Gillies has prepared a discussion document which will be sent with the AGM paperwork.

Action: **Sharan**

Farm Track

A response has been sent to Deidre Robinson regarding this.

Liability Insurance Renewal

The renewal has been arranged, effective from 21st September 2026.

Frog Pond Walking Track

This has been added to the AGM Agenda and Rex will prepare a discussion document.

Action: **Rex**

Financial Report

Strong C/A asked to amend the coding for the surplus from the Cabra fund, as recommended in Roy Gormley's review.

Action: **Sharan**

Building Approvals

None received.

Correspondence

Stewart Becroft 3/9/26 Bore Pump

The pump Stewart refers to appears to different to the bore pump. Rex will discuss with Stewart.

Action: **Rex**

Roy Gormley 21/9/26 Rules on the Website

As part of his review, Roy noticed that the rules had only been replaced with the new Constitution on one link – there are two ways of accessing them on the website.

Sharan to amend the other link.

Action: **Sharan**

Dave Bassett 25/9/26 Light Pollution

Sharan to contact the Property Manager and request that the outside light is turned off at night.

Action **Sharan**

Other Business:

Bore Pump

Two similar quotes have been received to replace the bore pump. These will be discussed with the Property Manager when they are appointed. Action: **Rex**

Foundry Proland PPC85 Update

The Appeal has gone to the Environment Court who have ruled it should go to mediation. There will be three separate meetings with the first session to determine the format for the following two. Tern Point/Fairy Terns/Mangawhai Matters are working together in support of KDC who are opposed to this development.

Wilkes Bond Refund

There is some damage to the private road owned by Bruce Waters. Kirsti to take photos and a note will be added to the property file.

Action: **Kirsti**

Grass Seed Village Green

The purchase of approximately \$200 of grass seed for the Village Green was approved.

Replace Culvert Pipe

A quote of \$7843.80 +GST was approved for replacement of the culvert pipe that is damaged, and too small and short , this is to increase the flow of water through the drain system so that our walk way is not washed away in future.

Action: **Rex**

Dressing Track

A quote was approved for \$2640.00 + GST for dressing the track down the side of the popular trees along the main drain and picking up spoil that was left in piles in the paddock when cleaning up the main drain. Extra long grass has been weed eaten down to the main drain leaving the flaxes and cabbage trees looking much cleaner.

Meeting closed at 1.00pm.

Next Meeting – TBC after the AGM