



TERN POINT COMMITTEE MEETING MINUTES

22nd August 2026 @ 10.00am

Burn's residence

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

Apologies: None

Confirmation of Minutes meeting held 25th July 2026
The minutes were accepted as a true and accurate record of the Meeting.

Temporary Building

Kirsti has arranged to meet the owner of the temporary building. Action: **Kirsti**

Survey

Helicopter Use – Garry has drafted rules which were discussed at the meeting. Some amendments were agreed and the final document will be prepared for discussion at the AGM. Action: **Garry**

Second dwelling rules to be drafted for discussion at the next meeting. The final document will be included on the Agenda at the AGM. Action: **Garry**

Foreshore Erosion – No further update has been received from the Group. Kirsti will make contact for an update. Action: **Kirsti**

Front Entrance – Quotes to be obtained by Rex and Kirsti. Action: **Rex/Kirsti**

Drain Maintenance

Roadside drains are working well with small amounts of sand build up needing to be cleared.

Rex recommended extending the culvert pipe under the culvert across from the cattle yards. A quote is being obtained, Kirsti will approach Tara Iti asking them to pay half. Action: **Rex/Kirsti**

Tara Iti are clearing the side of the walking track and a bobcat will then raise the farm track to prevent water overflow.

Road resealing cost/roading outside the gate

The committee discussed the roading report and are looking to clear drains and culverts as recommended. Stewart Becroft's concerns were discussed.

TP 10 year Revegetation Plan

The proposed plan was sent to the Community, with three replies received (2 in support) – one suggesting that the trees are poisoned rather than felled and chain sawed.

The Committee will contact Kevin asking for information on their specific concerns, e.g. what is the plan for removing and treatment of felled trees, what is the timeframe.

Action: **Kirsti**

DOC idea for better storage

DOC have provided a proposed location for the shed. Kirsti to follow up with the new DOC liaison contact.

Action: **Kirsti**

Budget preparation

Garry has prepared a draft budget which will increase the levy to \$2,900 + GST, to be included on the Agenda at the AGM. Although the Constitution states that levies are invoiced bi-annually, the option to pay by quarterly instalments will be offered.

Action: **Sharan**

Property Management

Libby has prepared a Position Description and Advert, which will be finalised and posted on the local Mangawhai Facebook page and also a listing on Seek.

Action: **Libby/Sharan**

Hay Bales

Sharan to email the Farmer thanking them for removing some of the bales and asking about plans for the remainder.

Action: **Sharan**

Harrison Request for assistance Lot 25 and Lot 26

The Forrester's have advised that the trees are still lower than when they were trimmed two years ago, and that there are protection rules in place as part of their subdivision consent. They have offered to cut the trees to an agreed height when the property sells. The Committee will continue to liaise with both parties and hope to find a solution.

Action: **Kirsti**

AGM

The agreed date of the AGM – 24th October – has been notified to the Community together with a Committee nomination form. No nominations have been received to date. Final paperwork to be discussed at the next meeting.

Action: **Sharan**

Committee Manual update

There is a physical manual which needs to be updated.

Further work to be done to update the electronic manual for the incoming Committee.

Action: **Sharan/Libby/Kirsti**

Fencing Budget

The Murphy subdivision application has been approved, and a per metre quote will be obtained for predator fencing between the two properties. Rex to calculate the length of fencing required. Kirsti obtaining pricing.

Action: **Rex/Kirsti**

Water Pump

Pumped have confirmed they are able to service the water pump, arrangements need to be made for them to access TP and the pump shed. Kirsti to discuss with Dave Hurley.

Financial Report

Eight owners have not paid their levies, due on 20 August. Automatic reminders have been set up.

Sharan to follow up with Roy Gormley regarding the informal review to be conducted on the Financial Statements prepared by Strong C/A. Action: **Sharan**

Building Approvals

None received.

Correspondence

Dave Gillies 3/8/26 Village Green recreation area

The Committee were supportive of the concept of artificial turf being laid to form a cricket pitch and agreed to ask Dave Gillies to get a pricing for this for discussion at the AGM. Action: **Sharan**

Stewart Becroft 3/8/26 Road Condition Report

Stewart's suggestion to grow grass to the road edge was discussed. The Committee agreed it would create additional mowing/maintenance with no clear benefit. Sharan to advise Stewart. Action: **Sharan**

Deidre Robinson 20/8/26 Farm Track

Driving cattle along the farm track is a legitimate use of the track. Garry and Libby will walk the track to assess the condition before responding. Kirsti to discuss with Karen. Action **Garry/Kirsti**

Other Business:

Liability Insurance Renewal

It was agreed to maintain Liability Insurance at \$1m cover. Sharan to confirm with the Insurers. Action: **Sharan**

Murphy Subdivision application

The application for 66 sections has been approved. The Commissioner's decision will be sent to all owners. Action: **Sharan**

It was noted that TP are active on two other matters – supporting the proposed KDC District Plan and continuing to oppose the Mangawhai East Private Plan Change on appeal.

Frog Pond Walking Track flooding

A section of the track is underwater, cutting the track in half. Using sand to raise it is not ideal as the sand blows into the pond. The bridge could be extended at a cost of approximately \$10,000. This will be raised at the AGM to determine if it is enough of an issue to justify the expenditure. Action: **Rex**

Feral Cats

Reg Whale has advised there are three cage-shy feral cats in TP and is asking residents who see the cats to start putting food out for them to make it easier to trap them. Reg also advised it may be necessary to use leg traps to catch them. Kirsti to send an email to all owners. Action: **Kirsti**

Cabana Staining

Kirsti has a pot of oil which may be available for Dave, the Handyman, to use to stain the cabana.

Meeting closed at 12.20pm.

Next Meeting – 26th September, 10.00am