



## TERN POINT COMMITTEE MEETING MINUTES 14<sup>th</sup> February 2026 @ 10.00am Burn's residence

**Present:** Kirsti Burns (Chair), Rex de Baugh, Charlie Dobbie, Libby Gormley, Garry Looker, Sharan McNaughton (Admin)

**Apologies:** None

**Confirmation of Minutes** meeting held 24<sup>th</sup> January 2026.  
The minutes were accepted as a true and accurate record of the Meeting.

### **Track**

A quote is being obtained to remove the fallen and dead trees. Committee to walk the track again and discuss  
Action: **All**

### **Drainage and Foreshore Planting – Quail Way**

This is still underway.  
Action: **Rex**

### **Raymond Bull Road/Cabra development**

So far, a total of 32 households have committed to donate to the fund to oppose the Private Plan Change to change zoning from Rural to Residential in parts of Black Swamp Road. The Hearing is scheduled for 17<sup>th</sup> to 19 February. The Committee will report back to owners with an update asap after the Hearing.  
Action: **Kirsti**

### **Agreed Projects Planner**

A map of work in progress has been completed and will be circulated to the Committee for approval.  
Action: **Garry**

### **Additional Boatshed Storage**

A second storage rack has been purchased, at a discounted rate of \$499. The rack will be assembled and fitted asap.

### **Cabana**

On inspection, the Boatshed does not need to be stained this year. Staining the cabana and the boatshed will take place in 2027, if necessary. A quote to be obtained to get capping fitted on top rail.  
Action: **Rex**

### **Spraying**

The spraying has been completed and will be invoiced once it is determined that the spray has taken.

### **Roadside Olives**

Reduction of the height of the olive trees under the power lines has been actioned.

### **Handyman**

Dave Clarke is out of action for five or six weeks. Libby will speak to Fraser about helping to skirt the olive trees.

Action: **Libby**

### **Security Cameras**

Alan Willett has confirmed he is happy to access recordings on behalf of TP, and we are looking to train someone else how to access the system.

### **Temporary Building**

Draft agreement to be sent to the Committee for approval.

Action: **Rex**

### **Gate Plinth**

Current list of residents to be replaced with a sign saying Welcome to Tern Point, please enter the code.

Action **Kirsti**

### **Helicopter Use**

Owners opinions on the use of helicopters landing in TP to be surveyed, together with PPC85 (depending on outcome of the Hearing), Front Entrance changes, use of storage containers, Make More Beaches (once NRC advice has been sought) and second dwelling levy. Carryover to next meeting.

Action: **Libby**

### **Legal Fund**

Clarification being obtained.

Action: **All**

### **Second Dwelling Levy**

To be included in owner survey.

Action: **Rex**

### **Front Entrance**

Scott Fickling has offered post timber free of charge to assist with the repairs - we need to check the lengths and size of timber to see if it is compatible with what is required. A second quote will be obtained. The cost of the work will need to be included in the 2026/27 budget.

Action: **Rex**

### **Defib Machine**

Garry will take the defib machine to First Alert in Auckland to be serviced. An email to be sent to owners advising them.

Action: **Kirsti/Garry**

### **Golf Day**

This was a very successful day, another is being organised for next year. Thanks to Michael Burns for organising the day.

### **Containers**

The use of storage containers on individual properties to be included in the owner survey.

### **Bond Refunds**

Refunds are to be arranged with Griffins, Becrofts and Pasleys. Action: **Sharan**

### **Farm Lease renewal**

A meeting has been arranged for 18 February with Karen to discuss the Farm Lease. It will be proposed that the power bills is split with TP only to pay for the gate costs.

Action: **Garry/Kirsti**

### **Asset Treatment**

Garry to develop a list of assets.

Action: **Garry**

### **Make More Beaches**

Charlie to check the regulations with NRC and report back. This will be included in the owner survey if NRC advise it is allowable.

Action: **Charlie**

### **MHRS/DOC Access**

Carryover to March meeting.

Action: **Kirsti**

### **Budget for Olive grove and equipment**

Libby to research equipment prices.

Action: **Libby**

### **Drains**

Les Simpson, Geospatial, has confirmed that main drains are not to be planted.

The cabbage trees have been planted in the drains by Willing Helpers need to be removed.

### **Boatshed Keys**

Dave Hurley might have the master key for the Boatshed. Kirsti to check with him.

Action: **Kirsti**

### **Financials**

Preparation of the 2026/27 budget to start in May.

### **Correspondence**

None

### **Other Business:**

### **Drain Maintenance**

Rex did a walkthrough with Stewart Becroft who has recommended a drain level is dropped. Fallen rocks should be removed to clear the drain. Rex to obtain a quote to clear the short drain and remove rocks – there are funds for this in a Term Deposit.

Action **Rex**

### **Insurance Renewal**

An additional \$15,000 for contents insurance to be requested as part of the renewal. A valuation is not required, property insurance to remain at the existing level. Boat shed contents should be insured by the individual owners, they are not covered by Tern Point's insurance – owners to be advised.

Action: **Sharan**

### **PO Box**

Kirsti has been advised that the PO Boxes at the Gas Station will not be removed for another 12 months. TP to be put on the waitlist for a PO Box at the Heads.

Action: **Sharan**

### **Unpaid Levy**

One owner has not paid the levy, due by 16<sup>th</sup> January. They have received three automatic reminders and a follow up email advising that a penalty will be applied on Monday 16<sup>th</sup> February if payment is not received. Sharan to contact them by phone on Monday.

Action: **Sharan**

### **Communications Register**

Hard copy files are no longer being kept. Methods of backing up the Drive to be looked at, together with the possibility of scanning historical hard copies files and keeping electronic copies.

Action: **Garry**

A communications register will be started on the Drive, effective from 1/1/26.

Action: **Sharan**

### **Gazebo Blinds**

There has been no requirement for these at the cabana so far.

### **Fruit & Nut Trees**

A mixture of macadamia and avocados to be planted where the stumps are along the Olive Grove. Mandarins and lemons to be planted just above the Village Green. Planting can be done in April, costings to be obtained.

Action: **Kirsti**

### **Calendar**

To assist future Committees, an online calendar to be developed to record timings for regular TP activities, e.g. olive picking, spraying, insurance renewal.

Action: **Sharan/Garry**

Meeting closed at 12.45pm.

**Next Meeting** – 28<sup>th</sup> March, 10.00am

To be approved at the next Committee Meeting