

Gateways Newsletter

June 2023

WINDSHIELDS UPDATE

Since the May Newsletter update we can report that all the timber has arrived, and a contracted team has begun the process of fabricating and painting the windshields. This work is being carried out off site

A DATE FOR YOUR DIARIES

At the recent monthly meeting of the Board of Directors the date of **Tuesday 18 July** was targeted for the 2023 AGM. For shareholders who have taken up residence after the July 2022 AGM, the following information may be useful.

Constitution provisions for Gateways AGM

Clause 27

An AGM of shareholders shall be held each year no later than 15 October

1. The business of an AGM shall be to:
 - a. receive and consider the statement of income and expenditure and the balance sheet, and the reports of the Directors, the Auditor (reviewer) and any matter incidental thereto.
 - b. elect Directors replacing those retiring
 - c. decide on recommendations of the Directors as to levies
 - d. appoint a Secretary, Auditor and Solicitor
 - e. transact any other business that ought to be transacted at an AGM.

Clause 29

2. Notice of an AGM shall be a written notice issued to:
 - a. each shareholder entitled to receive notice
 - b. the Auditor (Reviewer)
 - c. be issued not less than 10 working days before the meetingThe notice must state:
 - a. the nature of the business to be transacted with sufficient detail to enable a shareholder to form a reasoned judgement on it.
 - b. the text of any motion to be discussed.

Clause 38

6. A copy of the Annual Report for the financial year must be sent to each shareholder at least 20 working days before an AGM

GATEWAYS FIRE PROTECTION

The tragic fire Loafers Lodge has raised many concerns and reactions in the media and among the public in general. It is timely to remind ourselves of Gateways fire protection amenities.

Gateways is not equipped with fire sprinklers and is not equipped with an automatic fire alarm system.

Gateways is equipped with a manually operated fire alarm system that, if activated, sounds a very loud siren in every apartment.

Manual activation requires breaking the glass and pressing the alarm button at any of the fire alarm boxes. These boxes are at each floor level in the central stairways and by the east and west emergency fire exit stairs on every level.

When the fire alarm has been activated a 111 call must be made to call Fire and Emergency NZ staff and appliances to Gateways.

Gateways also requires all shareholders to maintain a smoke alarm, in operating order, in their apartment. Apartment smoke detectors are the first warning against fire in each apartment. These alarms are on the ceiling of the hallway and are of the smoke detection type – not a heat detection type. Smoke detectors require regular checks to confirm they are in good operating order. Most require an annual battery change. Some types have long life sealed batteries. Smoke detector units typically have a life of around 10 years, at which time the whole unit needs to be replaced.

The cost of retrofitting Gateways with sprinkler systems or automatic fire alarm systems is prohibitive and is not required by building regulations for our building.

The design of Gateways is inherently a fire safe design. Key fire safety features are:

- concrete floors and walls between apartments.
- concrete overhangs between levels of apartments.
- concrete exterior cladding except for doors and the timber framed glazing.
- three independent escape stairway facilities.
- smoke-stop doors at every entry/exit point at every level of the apartment building.

These design features are further supported by requirements of Gateways rules. Key points are:

- Storage of paint and flammables is prohibited in shareholder storerooms and garages.
- Common area spaces and walkways are to be kept clear of obstacles.

We can have a high level of confidence in the building design which was put to test many years ago when a lower-level apartment was extensively burnt out, but the fire did not spread.

COMMUNICATION WITH THE BOARD

Messages to the Board should be sent to: gatewaysboard@gmail.com or put in the Board's mailbox in the foyer. Thank you.

CURRENT DIRECTORS

NAME	LANDLINE	CELL PHONE
John Bannatyne		029 232 4285
Jordan Fallow		021 655 756
Rosemary Lawrence Chair	04 801 5154	021 0235 2612
Jeremy Low	04 385 0874	021 185 4090
Graeme Martin		021 260 9331
Michael Warrington		021 2166 6944

CONTRACTORS

CARPENTER	Chris Thomas	027 5494156
ELECTRICIAN	D.W Dentice	04 3877148 / 021 510 280
PLUMBER		
MAINTENANCE CONTRACTOR	Dan Ryder	027 454 9857

18/06/2023