



PARNELL BUSINESS ASSOCIATION AGM, 6PM, THURS 27TH SEPT 2018

QUALITY HOTEL, 10-20 GLADSTONE ROAD

MINUTES

1. **Welcome** – Paul van Dorsten, Chairman. Paul welcomed everyone to the AGM acknowledged Local Board members Vernon Tava and Richard Northover and outlined the agenda. He also made the Health & Safety announcements
2. **Attendance and Apologies**
 - Official apologies were tabled from Amoze Bonn, Callum Baker, David Mitchell, David Knightley, Desley Simpson, Hamish Boyd, John Bardebes, Ken Crosson, Malcolm Tipton, Michelle Thompson, Nigel Robertson, Pippa Coom Richard Knowles and Sue Stephens

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Those in attendance

Name	Company Representing
Andrew Luxmoore	Auckland Museum
Brendan Drury	House of Travel
Camelia Petrus	Lynch and Associates
Carey Oldfield	Milly's
Carolyn Keep	Parnell Business Association
Cheryl Adamson	Parnell Business Association
Chris	Lynch and Associates
Chris Hardley	Gladstone Shops/Landowner
Claire O'Shaughnessy	Jasmax
Cyril Dominikovich	Parnell Real Estate
David Ensor	Orbit Travel
Dominique Bonn	Bonn Family Trust
Emlyn Lloyd	777 Investments Limited
Gary Russell	Kinder House
Gerry Hetet	Gerry Hetet
Gideon Marisa	Aperitivo
Grant Hewison	Barrister
Grant Hewison	Grant Hewison & Associates
Guy Matches	Cedar Contracting
James Bardebes	Retail Consulting Group
Jason Galea	Masfen Group



John Allen	Allen & Associates
John Coutts	Owlhouse/landowner Heather Street
Jordan Hirunui	Ports of Auckland
Kerry Kirwan	Quinovic
Lisa Barker	Hot Leads
Lisa Caughey	The Fantail House
Lisa Stone	Ray White
Liz Cook	Tosco Communications
Martyn Hamilton	Property Supervisors
Michelle Marsh	Cedar Contracting
Nick Healy	Attune Asset Management
Paul Spackman	Charlie Chan Custodians Limited
Paul van Dorsten	Europlan
Rachel Dougless -Bell	Parnell Business Association
Richard Lees	Huckleberry Farms
Richard Northey	Waitemata Local Board
Ricky Reddy	Zenith Interiors
Sarah Oxley	River
Steve Stone	Ray White
Toby Lerew	Woolly for You
Vernon Tava	Waitemata Local Board
Wayne Derbyshire	Quality Hotel

3. **Confirmation of Minutes of the previous AGM**

The minutes of the 2017 AGM were approved
 Approval moved by.....**Lisa Caughey**
 Seconded by.....**Brendan Drury**, all in favour

4. **Presentation of Chairman's Report** – Paul van Dorsten

Paul highlighted how we had performed in the past year relative to our goals. He talked about the importance of Parnell Plan as a milestone in the development of Parnell and thanked the Waitemata Local Board for sponsoring the development of the Plan. He said Cheryl would go into more detail.

5. **Presentation of General Manager's Report 2017/2018 and Business Plan 2018/2019** – Cheryl Adamson.

Toby Lerew left the meeting

- Cheryl Adamson thanked the Executive Board and the office team and delivered her report on the activity of the Business Association for the 2017/2018 year and provided the Business Plan for 2018/2019 year.



Cheryl also thanked the Waitematā Local Board for all their support over the past year.

6.30 - during the course of the meeting Lisa and Steve Stone had to leave
At the end of the GM presentation Toby Lerew returned to the meeting

6. Financial Reports – Presentation

- Cheryl Adamson introduced Chris Lynch from Lynch & Associates to present the financials (Performance Report)
There were no questions for Chris so the audited Performance Report was adopted
Approval moved by.....**Paul Spackman**
Seconded by.....**Martyn Hamilton**, all in favour

7. Presentation of Indicative Budgets 2019/2020 – Cheryl Adamson

- Cheryl presented the indicative budget for 2019/2020, referencing the main drivers for the past 2 years and noting the comparison of our targeted rate in comparison to other BIDs in Auckland and previous years.

Paul then asked if anyone had any questions or needed further clarity on the proposed budget amount as he would like to move that it be approved.

Resolution that the targeted rate budget increase to \$855,000 for the 2019-2020 year.

Approval moved by..... **Jason Galea**
Seconded by..... **Sarah Oxley**

8. Election of the Executive Board Committee – Paul van Dorsten

As an introduction to this section, Paul did a recap on the election process. He noted that on an annual basis all the committee members stand down and certain members put themselves up to be re-elected and submit their nominations. Nominations are also put out to the entire membership base via the AGM invite. He explained the goal of having a balance both geographically and member category. He also explained it was important to have a balance of committee members who exercise their stewardship over a few years to see projects through, as well as new blood coming in every year. The committee over the past few years had all these attributes.

He noted that each committee member brings certain skills to the mix and works closely with the General Manager on different projects in a consultative fashion.



Paul announced that eight Nominations from current committee members were received and gave a brief introduction to each members as follows:-

- **Brendan Drury – House of Travel**
- **John Bardebes – New York Properties Limited**
- **Jason Galea – Masfen Holdings Limited**
- **Lisa Stone – Ray White**
- **Lisa Caughey – previously from The Elephant House which will now be known as The Fantail House**
- **Martyn Hamilton – Property Supervisors**
- **Paul Van Dorsten – Europlan**
- **Ricky Reddy – Zenith Interiors**

Paul then gave an overview of the three new nominations together with a description of each person. He said he felt they would add more diversity to the skills base in the committee and was very happy with the mix.

Three new nominations were received from

- **Hamish Boyd – Principal at Jasmax**
- **Nick Healy – Attune Asset Management**
- **Richard Lees - Huckleberry Farms**
- Paul noted that our constitution provides for 11 voting members. He said that 2 other nominations had been received, but invalidated due to the fact they were not correctly supplied. He announced that since no other acceptable nominations were received by the deadline, all the members were duly appointed.
- Toby Lerew then stood up and started talking about his perceived lack of business in the retail area. He also challenged the business association about not accepting his nomination and asked if we had evidence in writing of every other nomination – to which both Paul and Cheryl responded that we did and were available to be sighted at the meeting.
- Cyril Dominikovich also then stood up and said he felt Parnell was going nowhere and had not since the days of Les Harvey. He also stated he thinks security is a waste of time as the Police attend to incidents.

Paul suggested that items of general business were still to follow and reintroduced Cheryl.

9. **Election of Chairman – Cheryl Adamson**
Cheryl noted that Paul van Dorsten has offered to stand as Chairman. She said she would like to move that we confirm his election as Chairman as there had been no other nominations.



Approval moved by..... **Lisa Caughey**
Seconded by..... **Nick Healy**

Cheryl handed back to Paul

10. **Thanks to Carey and Ken** – Paul van Dorsten

Paul said he would like to pass our thanks to 2 members who are standing down, Ken Crosson and Carey Oldfield. He thanked them both for their contribution and presented Carey with a small gift.

11. **Election of Officers** – Paul van Dorsten

- **Election of Treasurer – Chris Lynch, Lynch & Associates** . Paul asked if we could we please move that Chris Lynch from Lynch and Associates is elected for the following yea
Approval Moved by..... **Brendan Drury**
Seconded by..... **Paul Spackman**
- **Appointment of Auditor** for the financial year ending 30 June 2019. Paul proposed that David Knightley is appointed as the Auditor
Approval moved by..... **Nick Healy**
Seconded by..... **Kerry Kirwan**

12. **General Business** – Paul noted that 2 items of general business were submitted by Toby Lerew and Cyril Dominikovich and invited Toby Lerew to speak.

- Toby again challenged why his nomination was not accepted (plus that of a second person) and felt he was owed an apology.
- Cyril also challenged the timeframe of nominations.
- Paul responded that the PBA had taken legal advice, and while he conceded the 7 day time period in the constitution, the nominations were not considered valid as they had not been submitted on the correct form, neither were they signed by the submitters. Arbitrary emails from a third party did not constitute a valid nomination. He noted that all the other nominations had been received in the correct format and according to the time frame requested. He also showed the nomination from Toby Lerew from the previous year on the correct form and suggested he understood the process quite well.
- Cyril asked if he could have a breakdown of the remuneration of the staff and Paul declined, saying the breakdown was confidential.
- Cyril asked for a breakdown of the security spend. Cheryl responded that the CCTV/Patrol split was approximately a 50/50 split. He contested the spend on First Security.
- Cyril suggested the spend on marketing was too limited and Cheryl highlighted all the items on the financials that pertained to marketing including category Promotions & events, Activation strategies, Generic



Marketing, Tourism marketing, PR & Publicity, Online marketing and the Website, etc.

- Brendan Drury asked to respond to Cyril saying that staff safety was of major concern to him as he had such a large staff complement and it was really important to balance the spend between issues such as security and marketing. He also noted the responsibility of the PBA was not to individual retailers, but to the suburb as a whole.
- Cyril suggested the PBA do radio advertising and Carolyn Keep responded as to which stations we advertise on.
- Cyril again challenged the spend on tourism. Cheryl responded that you could no longer compare the patronage of the old days of Parnell before competitive areas such as Britomart, Wynyard Quarter were developed and that Parnell did not have the tourist dominance it did 30 years ago.
- Martyn Hamilton suggested to both Toby and Cyril that they were living in the past in terms of their mindset and that the responsibility of the PBA was to represent the entire area. He also suggested that the ongoing negativity was not helpful and they should come forward during the course of the year with ideas and suggestions rather than wait for the AGM. Paul van Dorsten echoed this response.
- Sarah Oxley said she felt that Toby and Cyril had valid points which should be noted.
- Toby then said he wanted other items discussed and said he wanted more transparent communication and would like the emails of all PBA members as when he had previously requested this from Cheryl she had declined due to privacy reasons and reinforced this again.
- Toby raised the opinion that the PBA communication did not reach members successfully and that many were unaware of the AGM.
- Toby also made the suggestion that the Marketview research information is not credible and that the PBA should survey all the retailers in Parnell Road to see how they felt about their turnover over the past few years.
- Paul Spackman then suggested that he would like to move a motion to thank and congratulate the PBA on the work they are doing.
- Paul van Dorsten then closed the meeting just before 8pm.