



## **DRAFT MINUTES**

**Hunters Corner Town Centre Society Inc**

**ANNUAL GENERAL MEETING**

**22 OCTOBER 2024 – 7PM**

# MINUTES OF ANNUAL GENERAL MEETING

|              |  |
|--------------|--|
| <b>Date</b>  | Tuesday 22 October 2024                            |
| <b>Venue</b> | 35 East Tamaki Road<br>Papatoetoe<br>Auckland 2025 |
| <b>Time</b>  | 7.00 pm  |

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Members began arriving at the venue around 5:30 pm. By 6:00 pm, there was uncertainty among attendees regarding the AGM's continuation due to a low turnout. Rana Judge clarified the need for a minimum of six members to meet the quorum and proceed with the executive member election. Given the attendance, a discussion arose among nominated members on whether to hold an election and how best to secure the required 11-member executive committee.

A total of 19 members had been nominated for the election, but 10 of them were absent from the AGM, including Inderjeet Bajwa, Sunny Batra, Shalendra Gounder, Dheeraj Kumar, Vijay Kumar, Kushma Nair (who sent apologies), Anil Kumar Sahay, Deepika Saini, Harpal Singh, and Bhupinder Singh.

With the absentees noted, attendees discussed how to form an executive committee without sufficient members for an election ballot. Nominated members at the meeting began reaching out to others, exploring options to achieve the quorum without a formal election. Calls were made to request withdrawal confirmations by SMS before the meeting's official start.

As discussions on selecting the final 11 executive members continued, tensions rose, and some members considered leaving. Navtej intervened, emphasizing the need for unity to elect a committee in alignment with AGM guidelines.

Rana Judge reminded attendees that any nominations wishing to withdraw must be received via email or SMS before the meeting. Without formal withdrawals, an election would remain necessary.

Navtej then asked Narinder Singla to identify the 11 members for the executive committee. By 6:50 pm, frustrations peaked when Albert Lim exited the meeting, expressing dissatisfaction. A provisional list of 11 members was proposed, with assurances that other withdrawals would follow within 24 hours.

At 7:00 pm, Rana received the list of 11 members, and the meeting proceeded accordingly.

## 1. WELCOME

Chairman Gurdeep Singh welcomed members, and the required quorum was met to conduct the AGM meeting.

**Motion 1:** Mr Jayesh Mistry is appointed interim Chairman to conduct the Annual General Meeting on behalf of the Hunters Corner Town Centre Society Inc.

Moved: Navtej Randhawa

Seconded: Rajesh Goel

MOTION CARRIED

## 2. PRESENT

(As recorded on the Attendance Register)

Rana Judge (Manager), Albert Lim (Property), Jayesh Mistry (Jay) (Meeting Facilitator), Mr Kevin Rawlinson (Chambers Consultants), Gurdeep Singh (Pooja Jewellers), Jagjeet Singh Sidhu (Immigration Matters), Narinder Singla (Singla Family trust), Chirag Abay (Akarshan), Kuldip Singh (Luther Jewellers), Pawan Kumar (India in Style), Satnam Singh – a visitor (Big Mart), Navtej Randhawa (Big Mart), Rajesh Goel (Aroma Fashion)

## 3. APOLOGIES

Kushma Nair (Discount Kitchen)

**Motion 2:** That the apologies be accepted.

Moved: Rajesh Goyal

Seconded: Navtej Randhawa

MOTION CARRIED

## 4. CONFIRMATION OF THE MINUTES OF THE LAST SPECIAL GENERAL MEETING HELD ON 20 JUNE 2024.

The previous minutes were distributed to Members at the meeting.

**Motion 3:** That Minutes of the previous Special General Meeting be accepted as read.

Moved: Narinder Singla

Seconded: Jagjeet Singh

MOTION CARRIED

## 5. CHAIRMAN'S ANNUAL REPORT



Kia Ora,

I am pleased to present the Chairman's Report for the period from 1 July 2023 to 30 June 2024. This has been a challenging year for the Hunters Corner Town Centre Society, marked by significant changes, financial difficulties, and a collective effort to navigate a difficult operational landscape.

At our Special General Meeting (SGM) held in June 2024, we presented our Audited Financial Statements for June 2023 and outlined our Business Plan for 2024-2025. All resolutions were successfully passed, and the SGM provided an opportunity to address some critical issues inherited from the previous executive committee, particularly concerning financial mismanagement.

One of the most pressing challenges we faced was a \$42,000 debt owed to the Inland Revenue Department (IRD). This liability resulted from the previous executive committee's failure to compile and submit audited financial statements for the June 2023 period.

Due to this non-compliance, Auckland Council and the Otara Papatoetoe Local Board made the decision to withdraw our BID-targeted rates for 2024-2025. Consequently, no targeted rates were charged to local businesses for the year, leading to a loss of essential funding for our operations. This setback placed immense strain on our ability to deliver services to the town centre.

Despite these challenges, we successfully elected an 11-member executive committee at the SGM. Following this, the committee convened monthly to discuss operational matters and plan the way forward. One of the most difficult decisions we made during this period was the unfortunate necessity to let go of Anne Nicholas, as we were unable to afford her salary without targeted rates funding.

Additionally, we vacated the Town Centre Manager's office at the end of August and worked with electricity and internet service providers to close our accounts. We also approached our landlord to inform them of our financial situation, and we have since managed to prioritise essential expenses such as email, accounting, auditing, and conducting the Annual General Meeting (AGM).

I must acknowledge the personal situation I encountered when I was violently attacked by burglars at my jewellery shop on 23 June 2024 and was hospitalised for a week. This incident highlighted the very real security challenges our community faces. Upon my recovery, we reconvened the executive team, resolved outstanding matters, and ensured that our accounts for 30 June 2024 were prepared and submitted for auditing.

Looking forward, we have formulated a comprehensive business plan for the next 12 months, which has been approved by the Auckland BID Team. Once this AGM is concluded, we will begin preparations for a crucial BID ballot, which will be held in March 2025. This ballot will determine whether the Hunters Corner Town Centre Society continues to operate as a BID-funded entity beyond 1 July 2025.

Members will be asked to vote on whether to continue operations through targeted rates funding for 2025-2026 or dissolve the BID entirely.

To ensure the success of this ballot, we will need to raise approximately \$5,000. I urge all members to participate actively in fundraising efforts to secure the future of our town centre. A well-functioning town centre requires dedicated personnel, including a BID Manager and a Crime Prevention Officer, to foster a safe and secure environment for both businesses and customers. Without such a team in place, we will continue to face issues such as crime, and without a strong advocate on our behalf, our town centre will miss out on opportunities for growth and development.

I would like to express our gratitude to the Auckland BID Team and the Otara-Papatoetoe Local Board for their unwavering support and guidance in helping us navigate challenging times and ensuring we meet our BID obligations. A special thanks also goes to Rana Judge and Jay Mistry for their dedication and valuable contributions to our society. Their time and effort have been greatly appreciated.

I want to thank you all for your ongoing support and encourage everyone to take part in the discussions and decisions that will shape the future of Hunters Corner. Together, we can continue to build a vibrant and secure town centre for the benefit of all.

I wish all the best to the new Board.

**Gurdeep Singh**  
**Chairperson**

**Motion 4:** That the Chairman's Annual Report be accepted.

Moved: Rajesh Goel  
Seconded: Jagjeet Singh

MOTION CARRIED

## 6. MANAGER'S ANNUAL REPORT:



I would like to start by extending my sincere thanks to all members present at the meeting. We all understand the demands that Special General Meeting (SGM) and Annual General Meetings (AGM) place on our personal and professional time, and your continued commitment is truly appreciated.

Since last year, we have made significant progress in aligning with the standards and compliance requirements outlined in the BID policy. I am proud to announce that we are now fully compliant with both the BID policy and our society's constitution. This achievement reflects the dedication and hard work of everyone involved.

We have established clear and effective processes for executive meetings, transparent decisions, and financial management. After reflecting on past challenges and complexities that placed our society at risk, we have worked tirelessly to rebuild our reputation and ensure full compliance with all relevant standards.

I am proud to say that we are continuously working towards a transparent and robust system, ensuring that ratepayer funds are responsibly managed and that society's progress remains uncompromised.

I would like to acknowledge the great support we have received throughout these challenging times. This support has been instrumental in helping us move forward. At the same time, we recognise that there are individuals who continue to work against society, making negative and disruptive comments. While this is disheartening, it only strengthens our resolve to keep working towards the betterment of the town centre.

Looking ahead, it is clear that for the continued progress of our society and town centre, we need even more support from all members. Together, we can build a vibrant, safe, and thriving community. Next year, we will be moving towards the ballots, and we count on your support as executive members to ensure that every dollar entrusted to us by the ratepayers is used effectively.

I would like to express my deep gratitude to the BID Team for their guidance and support. Their encouragement has been key in helping us achieve our goals while maintaining transparency and accountability. A special thanks to Jay Mistry for his countless hours and invaluable skills in helping steer society toward improvement.

In conclusion, I would like to thank all of you once again for your continued dedication and support.

**Rana Judge  
Manager**

**Motion 5:** That the Manager's Annual Report be accepted.

Moved: Gurdeep Singh  
Seconded: Navtej Randhawa

MOTION CARRIED

## 7. TREASURER REPORT:

Jayesh Mistry read out Treasurer's Report as Kushma was away and sent his apologies.



Kia Ora to ALL members of the HCTC Society Inc.

It has been a privilege to serve our Town Centre as a member of the Society, despite the significant financial challenges faced by HCTC due to the cancellation of the Town Centre's BID Grant by Auckland Council, as outlined at the SGM.

The current Board has been diligently working to rectify the financial reporting irregularities concerning grants provided in 2019 and 2022, which were not properly accounted for by the previous Board. Additionally, no financial statements for 2023 were presented at the last AGM.

These discrepancies have now been reported to the BID Team. However, as per the Auckland Council BID Team's requirements, a ballot will need to be held following this AGM to determine the future of the grant funding.

Due to the lack of available funding, this Board has had limited ability to make improvements within the Town Centre, and several key projects are on hold until we meet the BID requirements and secure the reinstatement of the grants.

Since taking on the role of Treasurer for the Hunter's Corner Town Society, it has been a challenging task for the new Board to compile full financial records, as several documents were missing.

Our findings as we took over the affairs of the society –

- **Bank Account Discrepancies:** Upon accessing the bank account, we discovered that the transactions lacked associated names, only displaying account numbers.
- **IRD Login Issues:** With access to the IRD login, we found that the society was incurring daily interest and penalties due to non-compliance with PAYE obligations.
- **Accountability for Funds:** There is a significant accountability issue concerning \$120,000 over the past two years, and we were unable to locate supporting documents required by the Auckland Council.

- **Delayed Financial Reports:** Financial reports were not presented at the previous AGM. The reports were purportedly with the auditors for an extended period, causing delays. Consequently, Auckland Council ceased grant funding due to the untimely submission of these financial reports.
- **Rebuilding Financial Reports:** We had to reconstruct the financial reports from scratch. The lack of supporting documents hindered our ability to provide the necessary information to the auditors.
- **Compilation of Financial Reports:** Based on the available information, we have compiled the financial reports for the auditor's review.

The auditor's report has been completed by BVO Audit on 2024 Financials and a copy is available on our website.

Based on June 2024, our revenue of \$158,424 comprises of targeted rate grant of \$132,920, other grants of \$25,000 & dividend of \$504.

Our expenses mainly comprised of \$69,485 in employee related costs along with \$12,300 for Strategic Plan, \$14,414 in Website expenses (Had to find another company to finish the website), \$12,709 in rent, \$12,023 towards Diwali expenses, \$7,420 in Accountancy costs, \$6,790 in PAYE Interest costs (IRD liability), \$6,682 in Security expenses, \$4,260 in Professional consultants costs to conduct Society' paperwork, \$2,900 in Legal costs (seeking legal advice on Nov 2023 AGM meetings), \$2,565 towards AGM expenses, \$2,558 towards SGM expenses, and \$8,391 in office and administrative costs.

Our Audit fees & depreciation comprised of \$3,250 & 3,458. This resulted in a net loss of \$10,781 for the 2023/2024 year. Additionally, we owe Inland Revenue a total of \$38,783 for PAYE excluding penalties & interests.

As a Town Centre where all businesses contribute financially as ratepayers, it is vital that each of us remains actively engaged in ensuring that those appointed to the Board fulfill their responsibilities with integrity and serve the best interests of the Town Centre.

Hunters Corner Town Centre is a diverse community, and we all deserve a vibrant township with top-notch facilities for its residents and patrons. The grants and funding provided should benefit the entire Town Centre, not just a select few entrusted with managing the Society's affairs.

Our financial situation is critical, with no available funds and a substantial liability owed to Inland Revenue. If we do not secure funding from Auckland Council for the 2025/2026 fiscal year, the Society will face serious consequences, including the inability to continue its operations.

The new Board urgently requires funding to sustain the Hunters Corner Society before we can proceed with the ballot to determine the continuation of the BID for the upcoming year.

I would like to express my gratitude to the current Board for their tireless efforts in bringing the Society's records back in order and to the Auckland Council BID Team and Local Board for their support in managing this crisis.



I encourage all parties to continue working together in a spirit of cooperation to ensure the long-term success of our Town Centre.

I wish the incoming Board all the best for the future of Hunters Corner Town Centre.

**Kushmagaran Nair**  
**Treasurer**

**Motion 6:** That the treasurer report to be accepted.

Moved: Gurdeep Singh

Seconded: Navtej Randhawa

MOTION CARRIED

## 8. AUDITED FINANCIAL REPORTS:

The Audited Financial Statements were distributed to Members at the meeting.

- a. Approval of the Audited Financial reports for the year ending 30 June 2024
- b. Updated HCTCS budget for 2024/2025
- c. Draft 2025/2026 income and expenditure budgets –
  - a. Budget A – Hunters Corner BID targeted rate grant
  - b. Budget B – No BID targeted rate grant

**Motion 7:** That the Audited Financial Statements be accepted.

Moved: Narinder Kumar Singla

Seconded: Chirag Abay

MOTION CARRIED

**Motion 8:** That the proposed HCTC income and expenditure budgets for 2025/2026 which include options A & B be accepted  
Budget A - Hunters Corner Bid targeted rate grant  
Budget B - No Bid

Moved: Narinder Kumar Singla

Seconded: Chirag Abay

MOTION CARRIED

## 8. UPDATED BUSINESS PLAN:

**Motion 9:** That the Hunters Corner Town Centre Society approves the Business plan for the year 2025-2026.

Moved: Navtej Randhawa  
 Seconded: Narinder Kumar Singla

Motion Carried

## 9. APPOINTMENT OF AUDITOR

The appointment of David Knightly (Blackmore Virtue & Owens) for the year ending 2024.

**Motion 10:** That David Knightly (Blackmore Virtue & Owens) be appointed as Auditor for the Society.

Moved: Navtej Randhawa  
 Seconded: Narinder Kumar Singla

MOTION CARRIED

## 11. ELECTION OF EXECUTIVE COMMITTEE:

### A: Number of Full Members who applied for the Executive Committee:

19 members applied for nomination. Members highlighted in yellow were not present at the AGM.

|    |          |                |                       |
|----|----------|----------------|-----------------------|
| 1  | AHUJA    | Chirag         | Akarshan              |
| 2  | BAJWA    | Inderjeet      | Barfoot Thompson      |
| 3  | BATRA    | Sunny          | Batra Shoes           |
| 4  | GOEL     | Rajesh         | The Kitchen Warehouse |
| 5  | GOUNDER  | Shalendra      | Property              |
| 6  | KUMAR    | Dheeraj        | Jolly Fashion         |
| 7  | KUMAR    | Pawan          | India in Style        |
| 8  | KUMAR    | Vijay          | Kai India Fashion     |
| 9  | LIM      | Albert         | Property              |
| 10 | LUTHER   | Kuldip         | Luther Jewellers      |
| 11 | NAIR     | Kushma         | Discount Kitchen      |
| 12 | RANDHAWA | Navtej         | Big Mart              |
| 13 | SAHAY    | Anil Kumar     | Valley Fresh          |
| 14 | SAINI    | Deepika        | Milano Pizza          |
| 15 | SIDHU    | Jagjit Singh   | Immigration Matters   |
| 16 | SINGH    | Gurdeep        | Puja Jewellers        |
| 17 | SINGH    | Harpal         | Nature choice         |
| 18 | SINGH    | Bhupinder      | Thirsty Liquor        |
| 19 | SINGLA   | Narinder Kumar | Property              |

## **B: Number of Full Members who withdrew their names before starting the meeting.**

2 members

BAJWA

SAINI

Inderjeet

Deepika

Barfoot Thompson

Milano Pizza

There was a total of 19 nominations received for the executive committee 11 vacancies.

Prior to the meeting starting at 7pm, two members who had initially submitted nominations for the executive committee posts withdrew their nomination forms: Deepika Saini (Milano Pizza) and Inderjit Bajwa (Barfoot Thompson). Deepika confirmed her withdrawal via a SMS to Rana Judge, and Inderjit confirmed his to Gurdeep Singh through SMS as well.

There was now 17 member nominations standing for 11 positions on the executive committee.

Members attending the meeting debated the nomination process. Discussions took place to agree to strike off 6 nominations, to reach 11 and remove the need for an election to take place.

Rana Judge clarified that according to the constitutional rules of the society, if there are more than 11 nominations received, an election must be held to decide on the 11 executive committee positions. With only two nominations withdrawn in person, there still remained the need for a vote on the remaining 17 nominations.

Those attending the meeting decided to strike out and remove individual nominations without the persons authority. This continued until there were 11 nominations left.

The meeting voted on the remaining 11 nominations be appointed to the Hunters Corner Executive Committee 2024/2025.

Postscript: it is noted that removing nominations from the AGM election process without authorisation of the nominated person is a breach of the constitution. All nominations accepted prior to the start of the meeting must be present to the membership and be included in a voting process conducted at the meeting.

Therefore the process to reduce the number of nominations and appoint a selected 11 persons to the executive committee was not in alignment with the constitutional rules of the society.

## **C: The Candidates who have been elected.**

|   |         |           |                  |
|---|---------|-----------|------------------|
| 1 | AHUJA   | Chirag    | Akarshan         |
| 2 | BATRA   | Sunny     | Batra Shoes      |
| 3 | GOUNDER | Shalendra | Property         |
| 4 | KUMAR   | Pawan     | India in Style   |
| 5 | LUTHER  | Kuldip    | Luther Jewellers |
| 6 | NAIR    | Kushma    | Discount Kitchen |

|    |        |                |                     |
|----|--------|----------------|---------------------|
| 7  | SAHAY  | Anil Kumar     | Valley Fresh        |
| 8  | SIDHU  | Jagjit Singh   | Immigration Matters |
| 9  | SINGH  | Harpal         | Nature choice       |
| 10 | SINGH  | Bhupinder      | Thirsty Liquor      |
| 11 | SINGLA | Narinder Kumar | Property            |

**Motion 11:** That the 11 Members listed above have been elected as the Executive Committee for the year 2024.

Moved: Kevin Rawlinson  
Seconded: Navtej Randhawa

MOTION CARRIED

## 12. ELECTION OF OFFICERS:

- a) The positions of Chairperson, Secretary and Treasurer for the 2024 year will be elected by the Executive Committee at their first meeting.

## 13. CLOSE MEETING: 8.15 pm

PS – Nominated members who were excluded from the final executive committee election list have not yet contacted the HCTC office to formally withdraw their nominations within 24 hours following the AGM.

Signature



Jayesh Mistry  
Interim Chair  
29 Oct 2024