

1The Links Residents' Committee Items for Resort Manager to Comment & Action

16 March 2026

Any items that have been resolved / completed are marked in red

Item	Comment	Response	Due Date
OUTSTANDING ITEMS FROM PREVIOUS MINUTES			
Indoor Pool	<p>What can be done with the air conditioning noise going 24/7 affecting the residents in Oakmont St?</p> <p>Can the doors be opened whilst the indoor pool is being used especially on hot steamy days?</p>		16/4/26
Solar Panels	<ol style="list-style-type: none"> 1. When will these be cleaned & maintained? 2. Can residents purchase their own panels and install a battery to get the benefit of solar credits – currently the former operator gets the 	<p>RM will raise this with the receiver and advise</p> <p>RM will check with the Receiver on their position</p> <p><i>NB the previous Operator advised “The Operator confirmed you can</i></p>	28.2.26

	<p>benefits of the power generated</p>	<p><i>install your own solar system on any other part of your roof and install batteries to be a TOTAL OFF GRID HOUSE. As the resort is on a private embedded network there is no ability to connect individually to a retail network provider.</i></p> <p>Further to previous request The Operator has confirmed you CANNOT purchase the current solar setup. It is not to be touched or modified.</p> <p>Solar Power and How It Benefits Our Community The solar panels installed at the resort are owned and managed by the Operator. While the electricity generated is not supplied directly to individual homes, it plays an important role in reducing overall energy costs within the resort’s embedded network. By offsetting power</p>	
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		<p>tariffs, the solar energy helps manage operational expenses, which in turn benefits residents by contributing to the general upkeep of facilities and supporting site fee stability. This approach ensures that the entire community benefits from more sustainable and cost-effective energy management.</p> <p>Currently the electricity rate is 27 cKwh versus a general retail rate outside of the resort of 42 cKwh.</p>	
Evacuation drill	There has never been a evacuation drill held since the Links was established in 2021	RM in line with a new simplified Evac Management Plan intends to conduct an Evac drill by the end of March 2026	30.3.26
Plan of Management	When will residents receive the updated and correct POM?	New Evac Plan being constructed. POM please confirm expectations?	30.3.26

	Expectations are that there is in place a full safety & evacuation plan for residents – the current one sent by the RM was aimed staff and not residents		
Maintenance schedule	The LRC requests to see this document to ensure all facilities and equipment used by residents are safe and maintained as per the relevant Standards	Any maintenance schedule and planning for works within the resort is at the discretion and planning of the Receiver and RM. We carry out the works as we see fit with relevant equipment safe for purpose.	Closed
All public facing white fences	Fences are covered in mold – what is being done about this? Noted that the fence in Royal Pines Parade has been cleaned don one side but when will all other external fences be cleaned?	RM has this item as one of the maintenance tasks to be completed. Waiting on access to the CPC water truck to wash fences once major earthworks near completion	30.3.26

Lawns	In 2024 The Operator promised residents that all lawns would be fertilized and top dressed – what is the plan for lawn management?	RM will raise this with the Receiver as prior to our involvement. RM has been distributing lawn fertiliser FOC to residents who have asked and are happy to water their own lawn which many are now doing	30.3.26
Fire Safety of homes	Why has there been an inconsistent approach to fire protection of homes? Some homes in Huntingdale have had the wooden columns at the front of the house treated with fire proof paint and not others – what is the rationale behind this?	The RM addressed the entire resort BAL fire ratings at their meeting 25/11/25 and why some homes have different build specs than others	Closed
Fire Safety Compliance Communal Facilities	Do these areas comply with the AS 1851 & AS 1670 as well as any other relevant codes, regulations? Please provide evidence of this for the committee to view	Yes they do, the facilities were inspected in November 2025 to comply with KSC AFSS and the new statements will be displayed in each of the facilities once received.	Have these been received?

<p>Electrical Compliance</p>	<p>Are all electrical equipment & portable electrical equipment covered by AS / NZS 3760 in all communal areas (gym, swimming pools, temporary clubhouse & office areas) within The Links?</p> <p>Please provide evidence of this for the committee to view</p>	<p>ECE carried out the annual test n tag by the required date of 10/12/2025.</p> <p>Tags on equipment prove tested and compliant</p> <p>We are not required to provide evidence, we ensure the resort is compliant per regs</p>	<p>Closed</p>
<p>Indoor Pool Rail</p>	<p>The new rail that earths the spa is not load bearing – can a sign be attached to the rail stating this to avoid anyone grabbing the rail?</p>	<p>The new spa rail entry and adjoining spa rail fitted at the Operators cost as a gesture of good will (not required as pool/spa has approved certification without). It has been designed and earthed to withstand and protect resident from falling into the spa and the Operator is comfortable with its load bearing design. Receiver asked would the LRC like it removed and revert back to original pool/spa certification</p>	<p>Closed</p>

Outdoor Pool Rail	Has the new rail been earthed?	Not as yet, ECE have been requested to carry out ASAP	Has this been completed?
New Items			
New Residents	What induction to the resort are new residents who purchase 'pre loved' homes receiving?	New residents are provided with the standard Resort sales documentation, they have a meet & greet with the manager	Closed
Indoor Pool	<ol style="list-style-type: none"> 1. Men's shower is mouldy 2. The floor of the indoor pool is stained (brown) 	<p>RM will ask cleaners to address mould.</p> <p>We have tested a new product to remove brown stains on the outdoor pool which was successful so will try now on indoor</p>	Closed
Red Bin Collection	<ol style="list-style-type: none"> 1. Residents have requested it return to weekly collection during the summer months – is this possible? 2. Can a green bin be located on the western side of the resort? 	The resort now has a new rubbish collection contract with our provider that will remain fortnightly	Closed
Tiled area outside Gym / bathroom	This area is slippery when wet There has been a number of falls and near falls when people get	There have not been any reports of such falls or near falls to the	Has this been done?

	out of the pool and want to use the toilet. Can a non slip coating be applied to the tiles to make them non slippery?	RM or any staff that we are aware of. Will investigate a non slip adhesive and provide cost to the Receiver	
Water Bills	Residents are requesting meter readings be noted on the bills as they have no way of tracking accuracy of the bills	RM has previously requested to Improv why this cant be added. Will follow up	Closed – refer RM’s weekly report 13.3.26
Car parking	Issues of safety with cars parking on the streets outside homes – can a reminder be sent to residents about car parking arrangements?	Yes will include in this weeks RM newsletter copied straight from the Community Rules	Closed
Outdoor Pool	1. Can a reminder be sent about pool side safety – there have been several incidents of children running, jumping and diving in the pool or perhaps a large sign be purchased about pool safety?	I will add this to the weekly newsletter as a reminder	Closed
	2. Committee members have researched into how to make the pool steps clearer	3M offers a variety of specialized tapes for marine environments that can be used for, or in,	Closed

	<p>to avoid accidents. A reflective tape that can be installed under water and may be suitable for the edge at the pool steps. Stuart provided details of the 3M. marine product</p> <p>Can this be done as it doesn't require draining of the pool?</p>	<p>swimming pools, including non-slip tapes for decks and waterproof, high-strength adhesive tapes for repairs. Successful installation requires meticulous surface preparation, as these tapes bond best to clean, smooth,</p> <p>. Please provide details of tape</p> <p>The Receiver has advised the pool complies</p>	
<p>Grounds Staff</p>	<p>What are the roles and responsibilities of the Links gardening, maintenance, and cleaners?</p> <p>Can these be listed so that residents understand what is not expected of these positions?</p>	<p>The roles are specific to their Position Description relating to garden and general maintenance. Residents are free to request works that the staff can refer to the RM for approval if needed. If they feel it does not fall under their job description the resident is free to request any works to the RM.</p>	<p>Closed</p>

		Our cleaners are sub contractors with a specific agreed works schedule	
Pools	<p>Can the pools be converted to magnesium?</p> <p>A resident has done some research into this & from a sales point of view a great asset for the Links marketing as many over 55's villages have magnesium pools</p> <p>Benefits of magnesium pools:</p> <ul style="list-style-type: none"> • Better water quality • makes the water feel softer • makes the water clearer as it binds the fine particles together • less need for extra cleaning or backwashing and scale buildup • reduced chemical smell • needs less chlorine • gentler on skin, eyes and hair - less irritation and redness 	Have sent an email to our pool chemical supplier/tester outlining your request to convert to magnesium and await a response.	Closed

Health benefits

- relieves muscle aches, soreness and joint pain
- promotes relaxation
- improves sleep

Cost: doesn't require any additional equipment

- All they need to do is add a concentrated liquid magnesium called Therapy 3. It is mixed at 5 litres per 5000 litres of water
- Indoor pool: would require 3 bottles of Therapy 3 and should only need an annual top-up.
- Cost \$180 for 3 bottles
- Outdoor pool: would require 4 bottles of Therapy 3 annually plus extra if we experience heavy rain so \$250 plus annually.
- Therapy 3 is not sanitising but does help bind fine particles together to make cleaning easier. Maybe less

	time for staff cleaning the pool		

Additional from December 2025:

Croquet lights fixed

Emergency site contact in first instance is “000”

Temp Clubhouse Fire Safety - Temp clubhouse was inspected by Coastal Fire annual inspection and signed off, smoke alarm fitted

Trip Hazzard outside new Clubhouse – Fixed

Pool Cover repairs due late February for completion

Site Fees – As per letter issued, all site fees will increase on the opening of the new clubhouse in 2026. Clubhouse opening is the trigger to increase site fees and Receiver aware of this

Wooden fence Royal Pines Parade has now been removed and Receiver/RM investigating new possible tree plantings to match current trees planted

Receiver has approved 4 major defect repairs this week for tiling, awaiting confirmation from tiler to dates. Receiver & RM will continue to review defects moving forward