



REGATTA WHARF

December 2022 Newsletter

Pool and spa

The pool and spa are currently open for use and Covid measures relating to numbers of swimmers and timing of visits have been dropped. A number of interventions have been undertaken over recent months to resolve the ongoing problems with the spa and it is currently working well.

The major pool and spa refurbishment project, approved by owners earlier this year, has been delayed for a number of contractual and operational reasons. We are continuing negotiations with Metz Project Services, the preferred tenderer for the project, to finalise all outstanding issues so that the project can commence in the first quarter of 2023. We will continue to update owners and residents as soon as a commencement date for the project is agreed. Once commenced the pool and spa will be closed for a period of 4-5 months.

Gym

When the pool project works commence, the door from the pool area will be sealed and access will be via the new door from the corridor. The Strata Committee has approved replacement of the aging weights equipment.

EV charging

The installation of two EV chargers is underway in the car wash bays. Please note that garden access keys provide access to the car wash bays.

Fire alarm and instructions

Residents are asked to ensure that they are familiar with emergency procedures and emergency assembly points. Notices are available in each building in garbage rooms or hallways.

Lifts

Lift Noise Assessments undertaken by Vipac Engineers and Scientists Ltd, following the completion of the lift project, have revealed a significant reduction in noise.

Air key and fob audit

Work on the collection and processing of the keys audit forms returned by the residents of Regatta Wharf has been completed. The information provided has been cross-checked and validated with the information held in the Jackson's Landing online access security database system (Integriti).

This has provided insights on the status of the keys (i.e., fobs and air keys) in use in Regatta Wharf. There are 1,010 keys in the online database linked to the residential apartments. The total number of keys reported on the forms is 800. Therefore around 200 keys are unreported but linked to various apartments in Regatta Wharf.

Those 200 keys may be unreported for a variety of reasons: lost, forgotten, previously approved by the Strata Committee but overlooked, not handed in when a resident has departed, or a simple writing error in a key number on the audit form.

The Strata Committee is now proceeding with actions for confirming the use and status of those unreported keys and also additional air keys. It will keep owners and residents informed of the process and timing of the next steps, including revoking access where appropriate.

Gardening

The palm trees and magnolia grandifloras have recently been pruned allowing more light into the gardens. The waterfront garden beds have been replanted with Metrosideros - NZ Christmas bush and strelitzias. The herb garden has been refreshed with new seed plantings and the Garden Envy team have undertaken hard pruning of the tropical rhododendrons and also the viburnums on the Cadi Park side of Eventide.

Nespresso recycling

Please ensure that only Nespresso brand aluminium capsules are placed in the recycling boxes in the Level 2 Garbage room. Plastic capsules should be placed in the general waste bins.

Reminder - end of year get together

The Strata Committee look forward to seeing as many residents as possible on Sunday 11 December 2022 in the area outside the pool, overlooking the gardens, at 5.30pm. Please bring your own food, drink and glasses.

