



LAKE SIDE VILLAS
TAUPO RESORT

QUARTERLY NEWSLETTER May-July 2025

Welcome to Lakeside Villas Resorts update from your committee and management. Following receipt of feedback from you, the owners, we will be issuing quarterly newsletters. This will keep you all informed regularly about the resort you know and love.

Thank you to all who attended the recent AGM. While in-person attendance was slightly down, we trialed a **live stream**, with 5 owners joining remotely. A replay is available on our website for all to see. Following this mail out and the August Body Corporate Committee (BCC) Meeting the 2025 AGM Draft Minutes will also be available for owners to access.

Meet Your 2025 BCC Members

We are pleased to announce the formation of the new **Lakeside Villas Resort BCC** for 2025. This committee has been established to represent the interests of all owners and to support the ongoing maintenance, management, and enhancement of our timeshare property.

Comprising a group of dedicated owners with diverse skills and perspectives, the committee is committed to ensuring that Lakeside Villas remains a vibrant, well-managed, and enjoyable place to visit. We look forward to the valuable contributions they will bring in the year ahead.

Your 2025 Committee Members are:

- **Chairman:** Les Waimotu
- **Re-elected Members:** Dawn Meredith, Suzanne Hurn, Mike Oakes, and Puka Te Rangi
- **Newly Elected Members:** Bettina Smith and Graham Poucher

We would also like to express our sincere appreciation to **Graham Tohill** and **Geoff Shearman** for their long-standing service and dedication to the committee. Thank you for your commitment, and we look forward to your continued support.

Resort Refurbishments

We have completed an upgrade of Villas 8 and 12 in recent months. These include new stainproof carpeting and a fresh new paint.

As we progress the Villa upgrades each unit will have a Single bed in the second room replaced with a queen bed. Each Villa unit will also have a fold down bed installed which will replace the need for our current fold out sofa beds which have deteriorated very quickly. Where the occupancy remains at 7 these bed configurations and comfort levels for owners are already receiving much praise. 2026 will see two more villas refurbished

All units now have Smart TVs installed, we have not added a second Smart TV into Villas or the 1 and 2 bdrm units. This is not planned for the 2026 year.

The BBQs in the Villas will be upgraded to Weber's for the Summer season.

Tennis Courts

We are looking at options to be able to utilise the tennis court as a multi-purpose use for summer.

Technology and Notice Boards.

We continue to see more demand for the movement into upgrading our processes and communications to coincide with the fast-moving technological age we live in. In the future we will be looking into online bookings, payment portals and interactive noticeboards. Staying connected with you all can only improve the resort and keep us moving into the future.

Noticeboard will be available on the website moving forward. If you would like to advertise a week for rent or sale, please email manager@lakesidevilla.co.nz and provide all the relevant information to create a listing.

Levies

Unfortunately, we are still behind in the payment of levies, and at the end of July, over \$100,000 remains unpaid, this places considerable pressure on our ability to continually maintain the resort to a high standard. If your levy is not paid, just a reminder, you will be unable to use your week/s until it is.

To offset this deficit, there will be several weeks made available to rent by owners and guests. These will be published on the website. Owners will pay the applicable maintenance levy for the week; a minimum of 3 nights can also be booked at a reduced price. We will also be adding a sign out the front to advertise when we have vacancies.

Budget

Based on the current costs to date, we expect that the budget expenditure for 2025 will stretch our planned budget, and the shortfall of levies is likely to see the overall year run at a loss.

In preparing the 2026 budget forecast there is a marginal increase in expenditure, with these factors in mind we have yet to determine what the 2026 levies will be.

Booking School Holidays

Due to ongoing and renewed demand during School Holiday periods, and to provide clarity for all owners, we would like to inform you that a ballot system will remain in place to ensure a fair and transparent allocation process for all 28 units during School Holiday weeks each calendar year. All allocations are drawn electronically at random using your membership number. The purpose of this ballot is to fairly allocate these high-demand weeks among floating week owners. If you own multiple weeks and wish to use them in the same week, please inform us in advance — your number must be drawn multiple times in the ballot to be eligible. School Holiday periods are based on official school term dates, which vary each year; these dates are published annually in our newsletter. Eligibility is limited to current owners with unit-type ownerships, and owners with outstanding debts will not be eligible to enter. To participate, you must submit your interest via email, phone, or in person at the resort office, and it is your responsibility to record your request for reference. The entry deadline and ballot draw date are both set for 12 months prior to the start date of the requested week. Successful applicants will be notified via automated email and pay \$200 within 14 days to confirm their booking — otherwise, the unit will be reallocated through a redraw. The final payment must be made by January the 10th

Unsuccessful applicants will also be notified by email and may still be considered if a cancellation occurs, or payment is not received. Please be aware that failure to arrive for a confirmed booking will be considered a no-show, resulting in the forfeiture of that entitlement. Lastly, please note that entering the ballot does not guarantee allocation, as demand may exceed availability. We appreciate your cooperation in keeping this process fair and efficient. If you have any questions or need assistance submitting your entry, please don't hesitate to contact the manager@lakesidevillas.co.nz.

Timeshare sales and Purchase

There have been several challenges around the sale and purchase of timeshare weeks, which has been unacceptable. The process under the Unit Titles Act is quite cumbersome and time consuming, however we now have all the processes in place which will enable the transition to be completed much faster. There are currently 52 agreements in various stages of completion, and are all expected to be completed by the year end.

Starting immediately, the Resort Manager will dedicate a specific period each week solely to focus on **resales and transfers**. This means:

- Regular **weekly designated time** regarding resales activity where updates are available.
- **Improved turnaround times** through clearer processes and streamlined procedures.
- Enhanced **visibility for listings** via the website noticeboard.

If you would like to list your week on the noticeboard, please email your submission to: manager@lakesidevillasresort.co.nz. Feel free to be creative with your listing!

While the Resort Manager works through a significant backlog, please be patient during this transitional phase. We are confident that **from 2026 onward**, you will see **more efficient system** and a better overall experience.

Electric Blankets

All electric blankets have now been removed from the beds, as the cost of annual electrical checks is several thousand dollars. In discussion with Lake Edge, they too have removed their electric blankets. The resort has purchased additional woollen blankets, and several tested electric blankets are available from the office. Please let the office know in advance if you require any.

Acknowledgement to Dang Roberts

It is with deep sadness that we inform owners of the passing of a cherished member of our team.

Dang Roberts, who dedicated over 20 years to the cleaning team at Lakeside Villas, has tragically lost her battle with cancer. Her passing was both sudden and shocking, and she will be deeply missed by all who knew her. Just four short weeks ago she was cleaning as usual.

We honour Dang for her outstanding service, warm spirit, and unwavering commitment to our timeshare resort. Our heartfelt condolences go out to her family and friends during this difficult time.

In her memory, a donation will be made on behalf of Lakeside Villas Resort to her chosen charity, Hospice NZ, in lieu of flowers.

On behalf of the **BCC and the entire Team**, thank you for your continued support and engagement. We're committed to keeping your resort at the highest standard of comfort, safety, and enjoyment.