



**MINUTES OF PBC EXTRAORDINARY GENERAL MEETING  
for Sanctuary Cove Principal Body Corporate GTP 202**

**Location of meeting:** Meeting Room 1, Body Corporate Services Office  
Masthead Way, Sanctuary Cove QLD 4212

**Date and time of meeting:** Thursday 26<sup>th</sup> October 2023

**Meeting time:** 11:01AM – 11:18AM

**Chairperson:** Chairperson – Stuart Shakespeare

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**ATTENDANCE**

**The following members were Present in Person at the meeting:**

Lot: Adelia GTP107360 Owner: Adelia GTP 107360 Rep: Mr Gary Simmons  
Lot: Alpinia GTP 107209 Owner: Alpinia GTP 107209 Rep: Mrs Dianne Taylor  
Lot: Araucaria GTP 1790 Owner: Araucaria GTP 1790 Rep: Mrs Caroline Tolmie  
Lot: Alyxia GTP 107456 Owner: Alyxia GTP 107456 Rep: Mr Stephen Anderson  
Lot: Alphitonia GTP 107509 Owner: Alphitonia GTP 107509 Rep: Mr Stephen Anderson  
Lot: Justicia GTP 107472 Owner: Justicia GTP 107472 Rep: Mr Stephen Anderson  
Lot: Banksia Lakes GTP 107278 Owner: Banksia Lakes GTP 107278 Rep: Mr Andrew Brown  
Lot: Bauhinia GTP 1701 Owner: Bauhinia GTP 1701 Rep: Mr Richard Sherman  
Lot: Caladenia GTP 107399 Owner: Caladenia GTP 107399 Rep: Mr Tony McGinty  
Lot: Felicia GTP 107128 Owner: Felicia GTP 107128 Rep: Mr Stuart Shakespeare  
Lot: Harpullia GTP 107045 Owner: Harpullia GTP 107045 Rep: Mr Paul Kernaghan  
Lot: Livingstonia GTP 1712 Owner: Livingstonia GTP 1712 Rep: Mr Brian Earp  
Lot: Molinia GTP 107442 Owner: Molinia GTP 107442 Rep: Mr Peter Game  
Lot: Roystonia GTP 1769 Owner: Roystonia GTP 1769 Rep: Mrs Cheryl McBride  
Lot: Schotia Island GTP 107106 Owner Schotia Island GTP 107106 Rep: Mr Wayne Bastion  
Lot: 20 Owner: Mulpha Sanctuary Cove (Developments) Pty Limited Rep: Stephen Anderson  
Lot: 81 Owner: Mulpha Sanctuary Cove (Developments) Pty Limited Rep: Stephen Anderson  
Lot: 83 Owner: Mulpha Sanctuary Cove (Developments) Pty Limited Rep: Mr Mick McDonald

**The following members present by Voting Paper and In Person:**

Lot: Bauhinia GTP 1701 Owner: Bauhinia GTP 1701 Rep: Mr Richard Sherman

**The following members present by Voting Paper:**

Lot: Tristania GTP 107217 Owner: Tristania GTP 107217 Rep: Mr Mark Winfield  
Lot: Plumeria GTP 2207 Owner: Plumeria GTP 2207 Rep: Mr Nicholas Eisenhut  
Lot: Corymbia GTP 107406 Owner: Corymbia GTP 107406 Rep: Mrs Shawlene Nefdt

**The following members were present by Proxy:**

**The following members were present by Proxy however unable to vote:**

**Present by Invitation:**

Mr Dale St George, PBC Secretary

Ms Jodie Cornish, Manager Body Corporate, SCBCS (Minute Taker)

**Apologies:**

Mr Mark Winfield

Mr Nicholas Eisenhut

Mr Michael Longes

Mr Peter Cohen

Mr Robert Nolan

Mrs Shawlene Nefdt

Mrs Jane Burke

Mr Nabil Issa

Mr Anthony Ellingford

Mr Gary Peat

The following members were not financial for the meeting:

A quorum was present.

The Meeting was recorded.

**Motions**

<b>1</b>	<b>Body Corporate - Approval of Previous General Meeting Minutes – 28<sup>th</sup> September 2023 (Agenda Item 5.1)</b>	<b>CARRIED</b>
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Proposed by: Statutory Motion

<b>RESOLVED</b> That the Minutes of the PBC Extraordinary General Meeting held on 28 <sup>th</sup> September 2023 be accepted as a true and correct record of the proceedings of the meeting.	Yes	16
	No	0
	Abstain	5

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia				Fuschia			
Adelia			X	Justicia	X		
Alpinia	X			Harpullia			X
Alyxia	X			Livingstonia	X		
Alphitonia	X			Molinia	X		
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes			X	Schotia Island	X		
Bauhinia	X			Tristania	X		
Caladenia			X	Washingtonia			
Cassia				Woodsia			
Colvillia				Zieria			
Corymbia			X	MSCD Lot 20 (S)	X		
Darwinia				MSCD Lot 81 (S)	X		
Felicia	X			MSCD Lot 83 (M)	X		

## 6. Correspondence for Action:

### 7.1 – Zieria 1862 requesting carparking relaxation:

The Chair mentioned that generally residents have 4 spots available within their property for parking, 2 garage and 2 on the driveway. The visitor bays provided within the secondary thoroughfare are for visitor overflow, not for residents. Body Corporate Services to respond back to the resident at 1862 on behalf of the PBC.

### 7.2 – Schotia Island 2024 complaint regarding Bamboo fence:

The Chair mentioned that there appears to be a privacy issue with the deck encroaching well out into the batter zone where a high solid boundary fence is not permitted. BCS decision prior to this was to allow Bamboo screening to stay in the interim until the plant screening has a chance to grow. BCS to re-access in 6-12 months. BCS to respond to 2024 and 2026 on behalf of the PBC with the decision.

### 7.3 – Corymbia 1825 Crusher/cracker dust issue:

Building Approvals Manager (BAM) to call builders of vacant blocks surrounding 1825 and request they water down the block before departing for the day.

### 7.4 – Bauhinia 4634 Flagpole and Camera complaint:

The flagpole not considered a violation. The cameras are currently being dealt with through lawyers.

### 7.5 – Bauhinia 4636 amendment to PBC EGM minutes:

A response has already been communicated to 4636.

## 7. Business Arising

- DSG tabled a map showing the planned traffic diversion while the new village gate location and works are being done. Work is programmed to start next week. This information will also be published in the newsletter.

**7.1 Asset Improvement Programme Update DSG reported.**

- Fence coming down from around the A Class Water project, and contractors will be moving off site. Waiting for Energex to install a transformer next June.
- Members commented that the visual appearance of the above ground irrigation mains and valves being an eyesore and that the only practical solution to conceal them from view is to replace the installed chain wire fence with a painted aluminium louvre screen or similar. DSG to attend.
- PRV bloggers been in operation now for two months. These will continue to tested; because they provide good data on pressure into the system. This will assist in the detection of water loss and leaks.

**7.2 Village and other updates from MSCD** – The Chair mentioned there will be a presentation late November, date to be confirmed. There will be an invitation to a community presentation soon after.

**7.3 PBC Motions – November 2023**

**7.4 Next meeting to be held 30 November 2023 @ 11:00.**

**MEETING CLOSED @ 11:18am**

Three members requested permission to speak after the meeting was closed –

The MN for Mulpha Sanctuary Cove Developments expressed his view that there seemed to be some negativity about the performance of SCCSL. His view is it is doing a good job and that the report it recently circulated to RBC chairs/MNs supports this.

The MN for Roystonia mentioned that drones are flying around at night in Corymbia. DSG advised it to be reported to security if it occurs again for their follow up.

MN for Bauhinia made a comment on the proposed Village Gate project.



Chairperson: .....