



**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 30<sup>th</sup> November 2023

**Meeting time:** 11:04AM – 11:40AM

**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: 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: Cassia GTP 1702 Owner: Cassia GTP 1702 Rep: Mr Peter Cohen  
Lot: Colvillia GTP 2504 Owner: Colvillia GTP 2504 Rep: Mr Robert Nolan  
Lot: Darwinia GTP 107488 Owner: Darwinia GTP 107488 Rep: Mrs Jane Burke  
Lot: Felicia GTP 107128 Owner: Felicia GTP 107128 Rep: Mr Stuart Shakespeare  
Lot: Livingstonia GTP 1712 Owner: Livingstonia GTP 1712 Rep: Mr Brian Earp  
Lot: Plumeria GTP 2207 Owner: Plumeria GTP 2207 Rep: Mr Nicholas Eisenhut  
Lot: Schotia Island GTP 107106 Owner: Schotia Island GTP 107106 Rep: Mr Wayne Bastion  
Lot: Tristania GTP 107217 Owner: Tristania GTP 107217 Rep: Mr Mark Winfield  
Lot: Washingtonia GTP 1703 Owner: Washingtonia GTP 1703 Rep: Mr Anthony Ellingford  
Lot: Woodsia GTP 107353 Owner: Woodsia GTP 107353 Rep: Mr Gary Peat  
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: Washingtonia GTP 1703 Owner: Washingtonia GTP 1703 Rep: Mr Anthony Ellingford  
Lot: 83 Owner: Mulpha Sanctuary Cove (Developments) Pty Limited Rep: Mr Mick McDonald

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

Lot: Alpinia GTP 107209 Owner: Alpinia GTP 107209 Rep: Mrs Dianne Taylor  
Lot: Bauhinia GTP 1701 Owner: Bauhinia GTP 1701 Rep: Mr Richard Sherman  
Lot: Roystonia GTP 1769 Owner: Roystonia GTP 1769 Rep: Mrs Cheryl McBride  
Lot: Harpullia GTP 107045 Owner: Harpullia GTP 107045 Rep: Mr Paul Kernaghan  
Lot: Caladenia GTP 107399 Owner: Caladenia GTP 107399 Rep: Mr Tony McGinty

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

Lot: Roystonia GTP 1769 Owner: Roystonia GTP 1769 Rep: Mrs Cheryl McBride

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:**

Mrs Dianne Taylor  
Mrs Cheryl McBride  
Mr Paul Kernaghan  
Mt Tony McGinty  
Mr Richard Sherman  
Mr Michael Longes  
Mrs Shawlene Nefdt  
Mr Peter Game  
Mr Nabil Issa

The following members were not financial for the meeting: **NIL**

A quorum was present.

The Meeting was recorded.

**Motions**

**1**      **Body Corporate - Approval of Previous General Meeting Minutes – 26<sup>th</sup> October 2023 (Agenda Item 5.1)**      **CARRIED**

Proposed by: Statutory Motion

**RESOLVED** That the Minutes of the PBC Extraordinary General Meeting held on 26<sup>th</sup> October 2023 be accepted as a true and correct record of the proceedings of the meeting.

Yes	24
No	0
Abstain	0

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			
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes	X			Schotia Island	X		
Bauhinia	X			Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia				MSCD Lot 20 (S)	X		
Darwinia	X			MSCD Lot 81 (S)	X		
Felicia	X			MSCD Lot 83 (M)	X		

**2 Body Corporate – Election of EC positions be an open ballot (Agenda Item 5.2)**

**WITHDRAWN**

Proposed by: PBC Chairperson

**RESOLVED** The PBC approves the forthcoming election of EC positions be conducted as an open ballot in accordance with the SCRA Schedule 3 (three), Sections 2 (two) and 6 (Six) and a motion be put to the November PBC EGM seeking its agreement to do so.

Yes	
No	
Abstain	

**NOTE:**

- At approximately 11:15am Brogan Watling (In-house Counsel) briefly attended the meeting to explain the election process and that a poll vote cannot apply.
- The Secretary advised the Chairperson that the voting papers went out last Monday and in the absence of a PBC decision to the contrary, this had to be based on a secret ballot and that some votes had already been received.
- After some discussion the motion was withdrawn by the Chairperson.

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

**3 Body Corporate – Landscaping Upgrade (Agenda Item 5.3)**

**CARRIED**

Proposed by: PBC Chairperson

**RESOLVED** That the PBC agrees to expend \$72,249.80 Inc GST plus a 10% contingency in the amount of \$7,224.90 Inc GST for the engagement of The Plant Management Company for the costs associated with undertaking Landscaping upgrade works at P52 – Marine Drive North Buffer Garden. Funds to be expensed to Sinking Fund – 22280 – Landscape.

**FURTHER RESOLVED** That the PBC agrees to expend \$58,712.50 Inc GST plus a 10% contingency in the amount of \$5,871.25 Inc GST for the engagement of The Plant Management Company to supply and install Hoop Pine Mulch at the P52 – Marine Drive North Buffer Garden. Funds to be expensed to Admin – 12421 – Mulch

Yes	24
No	0
Abstain	0

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			
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes	X			Schotia Island	X		
Bauhinia	X			Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia				MSCD Lot 20 (S)	X		
Darwinia	X			MSCD Lot 81 (S)	X		
Felicia	X			MSCD Lot 83 (M)	X		

## 6. Correspondence for Information/Action:

- A question was raised about the referee's decision to dismiss the application on the parking of vehicles on and in front of 7100. The Secretary explained that the Secondary Thoroughfare By-Laws require a minor amendment which will be actioned. Once passed by the PBC and gazetted, a new application will be made to the referee.

## 7. Business Arising

- The Chairperson (SS) explained moving forward that any comments or discussion MNs wished to make without notice can be made after he closes the meeting. This ensures only brief details are recorded in the minutes and not long transcripts of general conversation.
- The MN for Washingtonia (AE) handed out communication on his behalf regarding Motion 4 Legal Expenditure for the meeting to be held on 11<sup>th</sup> December 2023 to circulate to all Members Nominees.

### 7.1 Asset Improvement Programme Update – DGS:


- The Adelia (Address) gates will commence 15 January 2024.

### 7.2 Village and other updates from MSCD

- The Chairperson (SS) expressed disappointment with the number of MNs that attended the Mulpha presentation on 29 November 2023. He mentioned it was well presented with several Mulpha's key people attending. Mulpha were open about their goals and what they are trying to achieve. A similar presentation is planned for a town meeting early next year. The MNs were encouraged by the Mulpha representative (SA) to provide feedback and requested this be done via the PBC chair
- The Village gates will commence after the boat show due to some small issues that need to be addressed. A requested for the existing gates to be painted in the interim because they are unsightly. DSG said he would investigate it.
- The MN for Cassia (PC) mentioned the blue fence has looked poorly since installation and has requested whether this could be painted as it detracts from the entrance at the Village Gates. DSG informed he will investigate this also.

**7.3 Next meeting to be held 11 December 2023 @ 11:00.**

**MEETING CLOSED @ 11:40am**

Chairperson:  , .....