



**MINUTES OF PTBC ANNUAL GENERAL MEETING**  
**For Sanctuary Cove Primary Thoroughfare Body Corporate GTP 201**

**Location of meeting:** Meeting Room 1, Sanctuary Cove Body Corporate Services, Sanctuary Cove, QLD 4212  
**Date and time of meeting:** Monday 11<sup>th</sup> December 2023  
09:55am – 10:11am  
**Chairperson:** Mr Stephen Anderson

**ATTENDANCE**

**The following members were Present at the Meeting:**

Position: Chairperson Member Name: Mulpha Sanctuary Cove Investments Pty Ltd Lot 6 Rep: Mr Stephen Anderson

Position: Ordinary Member Name: Principal Body Corporate GTP 202 Rep: Mr Stuart Shakespeare

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

Position: Ordinary Member Name: Sanctuary Cove Golf and Country Club Holdings Limited Lot 10 Rep: Mr Paul Sanders

Position: Ordinary Member Name: Sanctuary Cove Golf and Country Club Holdings Limited Lot 20 Rep: Mr Paul Sanders

Position: Ordinary Member Name: Sanctuary Cove Golf and Country Club Holdings Limited Lot 51 Rep: Mr Paul Sanders

Position: Ordinary Member Name: Sanctuary Cove Golf and Country Club Holdings Limited Lot 52 SP 301179 Rep: Mr Paul Sanders

Position: Ordinary Member Name: Sanctuary Cove Golf and Country Club Holdings Limited Lot 52 SP 327424 Rep: Mr Paul Sanders

Position: Ordinary Member Name: Sanctuary Cove Golf and Country Club Holdings Limited Lot 53 Rep: Mr Paul Sanders

Position: Ordinary Member Name: Sanctuary Cove Golf and Country Club Holdings Limited Lot 54 Rep: Mr Paul Sanders

Position: Ordinary Member Name: Sanctuary Cove Golf and Country Club Holdings Limited Lot 58 Rep: Mr Paul Sanders

Position: Ordinary Member Name: Sanctuary Cove Golf and Country Club Holdings Limited Rep Lot 16: Mr Paul Sanders

Position: Ordinary Member Name: Sanctuary Cove Golf and Country Club Holdings Limited Lot 1 Rep: Mr Paul Sanders

**The following members were represented at the meeting by Proxy:**

Position: Ordinary Member Name: Mulpha Sanctuary Cove Hotel Investments Pty Limited Lot 31 Rep: Mr Barry Teeling to Mr Stephen Anderson

**Present by Invitation:**

Mr Dale St George, Secretary

Mrs, Jodie Syrett Minute taker

**Apology**

Mr Barry Teeling

## Quorum

A quorum was achieved for the meeting.

## MOTIONS

### 1 Approval of Previous Meeting Minutes CARRIED

Proposed by: Statutory Motion

That the Minutes of the Executive Committee and 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	3
No	0
Abstain	1

Members Name	Yes	No	Abstain
Stephen Anderson	X		
Paul Sanders			X
Barry Teeling	X		
Stuart Shakespeare	X		

### 2 Financial Statements Year Ending 31 October 2023 CARRIED

Proposed by: the Chairperson

That the Primary Thoroughfare Body Corporate:

(a) accepts that the body corporate is a non-reporting entity and that to the best of the knowledge and belief of the Members of the body corporate, would remain so in the current financial year; and

Yes	4
No	0
Abstain	0

(b) approves and adopts the audited Statements of Income and Expenditure for the year ending 31 October 2023 showing a deficit of \$33,175.37 in the Administration Fund and a deficit of \$818,003.22 in the Sinking Fund, together with the Statement of Assets and Liabilities as at 31 October 2023 showing total Net Assets (accumulated funds) of \$1,916,477.85.

#### Note:

The PTBC Administrative Fund Balance year ending 31 October 2023 is \$337,639.08 given the carried forward balance of \$370,814.45 from the previous year. The PTBC Sinking Fund Balance year ending 31 October 2023 is \$1,578,838.77

Members Name	Yes	No	Abstain
Stephen Anderson	X		
Paul Sanders	X		
Barry Teeling	X		
Stuart Shakespeare	X		

**3 No Appointment of Auditor****DEFEATED**

Proposed by: Statutory Motion

That pursuant to Section 70(5) of the Sanctuary Cove Resort Act 1985, and in accordance with the provisions of Part 2 of the Second Schedule Sections 1(5A), 1(5B) and 1(5C) of the Building Units and Group Titles Act 1980 the accounts of the body corporate relating to the financial year ending 31 October 2024 not be audited.

Yes	0
No	4
Abstain	0

Please note: If you want the accounts to be audited, vote NO.

Members Name	Yes	No	Abstain
Stephen Anderson		X	
Paul Sanders		X	
Barry Teeling		X	
Stuart Shakespeare		X	

**4 Appointment of Auditor****CARRIED**

Proposed by: Statutory Motion

That pursuant to Section 70(5) of the Sanctuary Cove Resort Act 1985 and Part 2 of the Second Schedule Section 1(5) (ba) of the Building Units and Group Titles Act 1980, auditors PKF Chartered Accountants, conduct the audit of the body corporate financial records for the financial year ending 31 October 2024 at a cost of \$4,015 inc GST.

Yes	4
No	0
Abstain	0

*Note:*

*This is an increase of \$363.00 from last year.*

Members Name	Yes	No	Abstain
Stephen Anderson	X		
Paul Sanders	X		
Barry Teeling	X		
Stuart Shakespeare	X		

Proposed by: Statutory Motion

That the PTBC accepts moving the renewal date for Insurance from 31/01/2024 to 31/12/2023. The PTBC will be credited for the unused portion of premium (January). By moving the renewal date, allows for a more cohesive delivery of renewal terms.

*Note: The total cost for the Insurance Policy for 2023/2024 is \$299,960 which sees an increase of \$22,499. However, allowing a credit of \$21,949.43 for the month owing in January.*

Yes	4
No	0
Abstain	0

Members Name	Yes	No	Abstain
Stephen Anderson	X		
Paul Sanders	X		
Barry Teeling	X		
Stuart Shakespeare	X		

**ELECTION OF PTBC EXECUTIVE COMMITTEE**

As only one (1) nomination was received for the position of Chairperson, Mr Stephen Anderson was duly appointed to the role of PTBC Chairperson at the meeting.

As only (1) nomination was received for the position of Secretary / Treasurer, Mr Dale St George was duly appointed to the role of PTBC Secretary / Treasurer (non – voting) at the meeting.

As the PBC AGM was being held at 11am following this meeting, appointment of the PTBC Executive Committee will be decided once the secret ballot has been conducted to appoint the PBC EC members.

**GENERAL BUSINESS**

**Section 56:**

- Stephen (SA) asked Stuart (SS) if Section 56 was any further along? SS advised it has been a consideration for an agenda and it is a topic of conversation.

Chairman ..... 