



**MINUTES OF PTBC EXTRAORDINARY 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: Thursday 29th February 2024
1:21pm – 1:27pm
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 represented at the meeting by voting paper & In Person:

The following members present 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 Stephen Anderson

Position: Ordinary Member Name: Mulpha Sanctuary Cove Hotel Investments Pty Limited Lot 32 Rep: Mr Barry Teeling to Stephen Anderson

Position: Ordinary Member Name: Mulpha Sanctuary Cove Hotel Investments Pty Limited Lot 38 Rep: Mr Barry Teeling to Stephen Anderson

Present by Invitation:

Mr Dale St George, Secretary
Ms Jodie Cornish, Minute Taker

Apologies:

Mr Barry Teeling
Mr Paul Sanders

A quorum was present.
Nil Conflict of Interest.
The Meeting was not recorded.

MOTIONS

1 Approval of PTBC EGM Minutes held 9th February 2024 (Agenda Item 5.1) CARRIED

Proposed by: Statutory Motion

THAT the Minutes of the PTBC Extraordinary General Meeting held on 9th February 2024 be accepted as a true and correct record of the proceedings of the meeting.

Yes	4
No	0
Abstain	0

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

2 PTBC instructs the Company (SCCSL) to source an Independent Director for the SCCSL Board (Agenda Item 5.2) CARRIED

Proposed by: PTBC Chairperson

THAT the PTBC requests the Board of the Company (SCCSL) to propose a motion to advertise externally for the appointment of an Independent Director to the Board of SCCSL and Subsidiaries. This action will commence by issuing correspondence to the Company (SCCSL) by the PTBC Secretary.

Yes	3
No	1
Abstain	0

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

Proposed by: PBC Secretary

THAT the PTBC agrees to the pricing changes to the Strata Corporation Price Schedule which reflects either a reduction in pricing or maintaining the current pricing as a result of the proposed Strata Manager Services Agreement renewal between StrataMax and SCCSL.

Yes	4
No	0
Abstain	0

Managing Agent:

Service	Existing	New	Comments
StrataMax Fee	\$1,000 p/annum	\$1,000 p/annum	No change
Level 1 Support	\$120 p/hour	\$120 p/hour	No Change
Infrastructure Support	\$160 p/hour	\$160 p/hour	No Change
Project Management	\$160 p/hour	\$160 p/hour	No Change
Level 2/3 Support	\$160 p/hour	\$160 p/hour	No Change
Specialised Consultancy	\$200 p/hour	\$200 p/hour	No Change
Ongoing Training	\$160 p/hour or \$1,000 full day	\$160 p/hour or \$1,000 full day	No Change
Full Service	\$160 p/hour	\$160 p/hour	No Change
Software Conversion	\$160 p/hour	\$160 p/hour	No Change

StrataMax:

Service	Existing	New	Comments
StrataMax Licence Fee	Standard Fee: \$15.95 lot p/annum in advance Alternate Fee: \$15.95 lot p/annum in advance	Standard Fee: \$17.80 lot p/annum in advance Alternate Fee: \$14.50 lot p/annum in advance	New agreement price per lot p/annum reduced by 9.1%

Strata Pay:

Service	Existing	New	Comments
Aust Post – p/payment	Standard Fee: \$3.00 Alter Fee: \$1.60	Standard Fee: \$3.00 Alter Fee: \$0.95	New Agreement has (\$0.65) 41% reduction in transaction fees currently applied to owner payments made through the StrataPay Levy Collection System
BPAY – p/payment	Standard Fee: \$1.60 Alter Fee: \$1.60	Standard Fee: \$1.60 Alter Fee: \$0.95	
IVR – p/payment	Standard Fee: \$1.60 Alter Fee: \$1.60	Standard Fee: \$1.60 Alter Fee: \$0.95	
Web – p/payment	Standard Fee: \$1.60 Alter Fee: \$1.60	Standard Fee: \$1.60 Alter Fee: \$0.95	
Cheque payment – p/payment	Standard Fee: \$1.60 Alter Fee: \$1.60	Standard Fee: \$1.60 Alter Fee: \$0.95	
Direct Debit – p/payment	Standard Fee: \$1.60 Alter Fee: \$1.60	Standard Fee: \$1.60 Alter Fee: \$0.95	
EFT – p/payment	Standard Fee: \$1.60 Alter Fee: \$1.60	Standard Fee: \$1.60 Alter Fee: \$0.95	
C/C & Merch Fee - % of the payment amount	S/F: Visa 1.65% A/F: Visa 1.65%	S/F: Visa 1.65% A/F: Visa 1.65%	No Change
	S/F: M/Card 1.65% A/F: M/Card 1.65%	S/F: M/Card 1.65% A/F: M/Card 1.65%	No Change
	S/F: Amex 2.40% A/F: Amex 2.40%	S/F: Amex 1.65% A/F: Amex 1.65%	0.75% Absolute Reduction
	S/F: Diner 2.65% A/F: Diner 2.65%	S/F: Diner 2.65% A/F: Diner 2.65%	No Change
Dishonour or rejected	\$35.00	\$35.00	No Change
StrataPay payables	S/F: \$0.55 A/F: Free	S/F: \$0.55 A/F: Free	No Change

StrataCash:

Service	Existing	New	Comments
Period Payment Fee	\$2.20 per payment	\$2.20 per payment	No Change
Period Payment Est	\$15.00 per est	\$15.00 per est	No Change
Manual Intervention of Bureau Processing	\$10.00 per occasion	\$10.00 per occ	

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

4 Proposed amendment to Section 56 of SCRA and authorisation to sign the draft deed (Agenda Item 5.4)

WITHDRAWN

Proposed by: Mulpha Representative SC Hotel Investments Lot 31, 32 & 38

THAT the PTBC supports the wording of the proposed amended Section 56 of the Sanctuary Cove Resort Act (SCRA) and authorises the PTBC to sign the draft deed as per attachment 1. The proposed wording of the amended Section 56 is as follows:

Yes	
No	
Abstain	

56 Occupier's right to use thoroughfares

- (1) *Subject to the application of any primary thoroughfare by-law or any secondary thoroughfare by-law, only persons who:*
- a) *Are members of the Principal Body Corporate; or*
 - b) *Have a lawful right to:*
 - i. *be on land contained in the General Residential Zone; or*
 - ii. *be on land contained in the Golf Course Zone, have a right of way over the primary thoroughfare and the secondary thoroughfare.*
- (2) *A primary thoroughfare by-law or a secondary thoroughfare by-law that, but for this subsection, would have the effect of unreasonable restricting the persons permitted in subsection (1) from having access to or access from the land referred to in subsection (1)(b) will have no force or effect unless the person for the time being entitled to occupy that land consents in writing to that restriction.*
- (3) *For the purposes of this section, where land is the subject of a registered mortgage, the mortgagee shall be deemed to be a person who lawfully occupies that land.*

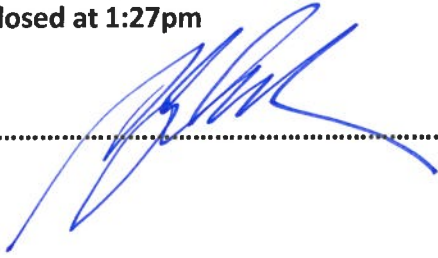
NOTE: The Chairperson withdrew the motion until the following meeting.

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

Next meeting Wednesday 24th April 2024 @ 12:30pm

Meeting Closed at 1:27pm

Chairman

A handwritten signature in blue ink, consisting of several overlapping loops and strokes, positioned over the dotted line of the Chairman's name.

