



MINUTES OF PTBC EXECUTIVE COMMITTEE 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: Wednesday 24th April 2024
10:07am – 10:36am

Chairperson: Mr Stephen Anderson

ATTENDANCE

The following members were present at the meeting in Person:

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

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

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

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

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 present at the meeting by Voting Paper and In Person:

The following members present by Voting Paper:

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

The following members were represented at the meeting by Proxy:

Present by Invitation:

Mr Dale St George, PTBC Secretary, (DSG)
Ms Jodie Cornish, Manager Body Corporate, SCBCS
Mrs Cheryl McBride – PBC Representative

Apologies:

Mr Stuart Shakespeare

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

Motions

1 Minutes of PTBC EC meeting held 29th February 2024 (Agenda Item 6.1) ORDINARY RESOLUTION CARRIED

Proposed by: Statutory Motion

RESOLVED that the Minutes of the PTBC Executive Committee Meeting held on 29th February 2024 be accepted as a true and correct record of the proceedings of the meeting.

Yes	3
No	0
Abstain	1

NOTE: Paul Sanders was in attendance from 12pm for the meeting scheduled, however had to depart before meeting commenced at 1:29pm.

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

2 Body Corporate – FSC Minutes – 23rd February 2024 (Agenda Item 6.2) ORDINARY RESOLUTION CARRIED

Proposed by: PTBC Chairperson

RESOLVED that the PTBC EC notes and accepts the FSC Minutes dated 23rd February 2024 as tabled.

Yes	4
No	0
Abstain	0

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

3 Body Corporate – FSC Minutes – 22nd March 2024 (Agenda Item 6.3)

**ORDINARY RESOLUTION
CARRIED**

Proposed by: PTBC Chairperson

RESOLVED that the PTBC EC notes and accepts the FSC Minutes dated 22nd March 2024 as tabled.

Yes	4
No	0
Abstain	0

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

4 Body Corporate – FSC Minutes – 19th April 2024 (Agenda Item 6.4)

**ORDINARY RESOLUTION
CARRIED**

Proposed by: PTBC Chairperson

RESOLVED that the PTBC EC notes and accepts the FSC Minutes dated 19th April 2024 as tabled.

Yes	3
No	0
Abstain	1

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

5 Body Corporate - Matters in Progress (Agenda Item 6.5)

**ORDINARY RESOLUTION
CARRIED**

Proposed by: PTBC Chairperson

RESOLVED that the PTBC EC notes the Matters in Progress Report March 2024/April 2024 as tabled and provides an instruction to the Body Corporate Manager to remove items (as detailed at the meeting)

Yes	3
No	0
Abstain	1

NOTE:

Address Gates – Almost completed, CM read out Adelia’s thanks and appreciation to Shanyyn and her team on job well done.

Fig Tree – No action.

A Class Water – Waiting on a meeting with the contractor.

Safety Concerns – DSTG advised some of the areas of concern have been filled in.

Site Wide Water – VOC distributed

PTBC – Section 56 – Awaiting legal advice

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

6 Body Corporate – Operations Report (Agenda Item 6.6)

**ORDINARY RESOLUTION
CARRIED**

Proposed by: PTBC Chairperson

RESOLVED that the PTBC EC notes Operations Report March 2024 as tabled.

Yes	4
No	0
Abstain	0

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

Proposed by: PBC Chairperson

RESOLVED that the Principal Body Corporate Executive Committee agrees to add Mrs Mika Yanaka (Finance Manager) as a bank signatory for the Principal Body Corporate Bank of Queensland Websaver account, originally opened through the Alexandra Hills branch, noting that the account is required to be signed by two (2) signatories and that Mika Yanaka is to be added to Internet Banking for this account also.

Yes	4
No	0
Abstain	0

RESOLVED that the Principal Body Corporate Executive Committee agrees to add Mrs Mika Yanaka as a bank signatory for the Principal Body Corporate Macquarie Bank facility, which includes the At Call and term deposits accounts as controlled by the PBC and including authorising transactions related to the term deposits of individual RBC's as required, noting that the account is required to be signed by two (2) signatories and that Mika Yanaka is to be added to Internet Banking for this account also.

RESOLVED that the Principal Body Corporate Executive Committee agrees to add Mrs Mika Yanaka as a bank signatory for the Principal Body Corporate Stratacash (administered by Bank of Queensland), which includes the operating accounts and term deposits accounts as controlled by the PBC, as well as authorising of transactions related to the RBC's to ensure the purchasing policy (as stipulated in the RBC purchasing policies) is adhered to, noting that the account is required to be signed by two (2) signatories and that Mika Yanaka is to be added to the Stratacash approval site also.

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

8 Correspondence for Information (Agenda Item 7)**ORDINARY RESOLUTION
CARRIED**

Proposed by: PTBC Chairperson

RESOLVED that the PTBC EC notes and accepts the Correspondence for Information, February 2024/March 2024 as tabled.

Yes	4
No	0
Abstain	0

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

9 Correspondence for Action (Agenda Item 8)**ORDINARY RESOLUTION
CARRIED**

Proposed by: PTBC Chairperson

RESOLVED that the PTBC EC notes and accepts the Correspondence for Action March 2024 as tabled and instructs the Manager of Body Corporate to action as issued at the meeting.

Yes	3
No	0
Abstain	1

NOTE:**ITEM 1** – Issue between RBC and Golf Club not PTBC.**ITEM 2** – 2-to-3-year landscape programme in place, PTBC will take into consideration for concerns.

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

Proposed by: PTBC Chairperson

RESOLVED that the date of the next PTBC Extraordinary General Meeting will be Thursday 27th June 2024 10:00am.

Further **RESOLVED** that the date of the next PTBC Executive Committee Meeting will be Thursday 27th June 2024 10:00am.

Yes	4
No	0
Abstain	0

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

Meeting Closed at @ 10:36am

Chairperson: