



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

Location of meeting: Meeting Room 1, Sanctuary Cove Body Corporate Services, Shop 1A,
Building 1, Masthead Way, Sanctuary Cove, QLD, 4212

Date and time of meeting: Thursday 27 June 2024 at 11:00 AM

Meeting time: 11:05AM – 12:49PM

Chairperson: Stuart Shakespeare

ATTENDANCE

The following members were Present in Person at the meeting:

Lot 1702	Cassia GTP 1702	Mr Peter Cohen
Lot 1703	Washingtonia GTP 1703	Mr David Francis
Lot 1712	Livingstonia GTP 1712	Mr Brian Earp
Lot 1769	Roystonia GTP 1769	Mrs Simone Hoyle
Lot 1790	Araucaria GTP 1790	Mrs Caroline Tolmie
Lot 2504	Colvillia GTP 2504	Mr Robert Nolan
Lot 107106	Schotia Island GTP 107106	Mr Wayne Bastion
Lot 107128	Felicia GTP 107128	Mr Stuart Shakespeare
Lot 107209	Alpinia GTP 107209	Ms Dianne Taylor
Lot 107217	Tristania GTP 107217	Mr Mark Winfield
Lot 107360	Adelia GTP 107360	Mr Gary Simmons
Lot 107434	Zieria GTP 107434	Mr Hugh Martin
Lot 107442	Molinia GTP 107442	Mrs Cheryl McBride
Lot 107488	Darwinia GTP 107488	Mrs Jane Burke

The following members present by Voting Paper and In Person:

Lot 1702	Cassia GTP 1702	Owner present
Lot 1703	Washingtonia GTP 1703	Owner present (pre-voted)
Lot 1712	Livingstonia GTP 1712	Owner present (pre-voted)
Lot 1769	Roystonia GTP 1769	Owner present
Lot 1790	Araucaria GTP 1790	Owner present (pre-voted)
Lot 2504	Colvillia GTP 2504	Owner present
Lot 107053	Acacia GTP 107053	Electronic vote
Lot 107106	Schotia Island GTP 107106	Owner present
Lot 107128	Felicia GTP 107128	Owner present
Lot 107209	Alpinia GTP 107209	Owner present (pre-voted)
Lot 107217	Tristania GTP 107217	Owner present (pre-voted)
Lot 107360	Adelia GTP 107360	Owner present
Lot 107434	Zieria GTP 107434	Owner present
Lot 107442	Molinia GTP 107442	Owner present (pre-voted)
Lot 107488	Darwinia GTP 107488	Owner present

The following members present by Voting Paper:

Lot 21	Mulpha Sanctuary Cove (Developments) Pty Limited	Electronic vote
--------	---	-----------------

Lot 81	Mulpha Sanctuary Cove (Developments) Pty Ltd	Electronic vote
Lot 1701	Bauhinia GTP 1701	Paper vote
Lot 2207	Plumeria GTP 2207	Electronic vote
Lot 107509	Alphitonia GTP 107509	Electronic vote
Lot 107045	Harpullia GTP 107045	Electronic vote
Lot 107053	Acacia GTP 107053	Electronic vote
Lot 107353	Woodsia GTP 107353	Electronic vote
Lot 107399	Caladenia GTP 107399	Paper vote
Lot 107406	Corymbia GTP 107406	Electronic vote

The following members were present by Proxy:

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

Present by Invitation:

Apologies:

Mr Richard Sherman	Bauhinia
Mr Nick Eisenhut	Plumeria
Mrs Shawlene Nefdt	Corymbia
Mr Paul Kernaghan	Harpullia
Mr Mick McDonald	MSCD
Mr Stephen Anderson	MSCD/Alphitonia
Mr Andrew Brown	Banksia Lakes
Mr Tony McGinty	Caladenia
Mr Nabil Issa	Fuschia
Mr Peter Hay	Woodsia
Mr Michael Longes	Acacia

The following members were not financial for the meeting:

A Quorum was present
 Nil Conflict of Interest
 The Meeting was recorded.

Motions

1	Approval of Previous General Meeting Minutes - 30th May 2024 (Agenda Item 5.1)	Ordinary Resolution
----------	---	----------------------------

Statutory Motion Submitted by Chairperson

Motion CARRIED

RESOLVED that the Minutes of the PBC Extraordinary General Meeting held on 30th May 2024 be accepted as a true and correct record of the proceedings of the meeting.

Yes	19
No	0
Abstain	5

NOTE: Amendment under 'Brief to McCullough (lawyer) regarding s56', to read 'The need for this advice arose due to the gazetted change in land use from Recreation Club which permits residential'

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia			X	Fuschia			
Adelia	X			Harpullia			X
Alyxia				Justicia			
Alphitonia	X			Livingstonia	X		
Alpinia			X	Molinia	X		
Aracauria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia			X	Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria	X		
Corymbia			X	MSCD (Lot 21) (S)	X		
Darwinia	X			MSCD (Lot 81) (S)	X		
Felicia	X			MSCD (Lot 83) (M)			

2	Approval of PBC Administrative Fund Budget and Contributions Year ending 31 October 2025 (Agenda Item 5.2)	Ordinary Resolution
----------	---	----------------------------

Statutory Motion Submitted by Chairperson

Motion CARRIED

RESOLVED that in accordance with Section 33(1)(h) and Section 24(6) of the Sanctuary Cove Resort Act 1985, the Sanctuary Cove Principal Body Corporate GTP 202 Administration Fund Budget for the year ending 31 October 2025 totalling \$11,505,865.73 + GST = \$12,656,452.31 be approved, with the Administration Fund contributions to be determined at a rate of \$1,577.88 + GST = \$1,735.66 per lot entitlement due and payable on notice issued by the Treasurer as follows:

Yes	22
No	2
Abstain	0

\$/LE	Period Due	Due Date
\$1,577.88 + GST = \$1,735.66	01.11.24 - 31.01.25	30.11.24
\$1,577.88 + GST = \$1,735.66	01.02.25 - 30.04.25	28.02.25
\$1,577.88 + GST = \$1,735.66	01.05.25 - 31.07.25	31.05.25
\$1,577.88 + GST = \$1,735.66	01.08.25 - 31.10.25	31.08.25

NOTE: HM advised he will be voting against the budgets, according to the TOR the PBC EC are supposed to present the budgets to the PBC EGM for final approval. HM states it appears ridiculous to send out a 16% increase in levies, when the PBC EGM have not been informed at all. SH advised; this process will be reviewed in the Governance Review.

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia	X			Harpullia	X		
Alyxia				Justicia			
Alphitonia	X			Livingstonia	X		
Alpinia	X			Molinia	X		
Aracauria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia		X		Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria		X	
Corymbia	X			MSCD (Lot 21) (S)	X		
Darwinia	X			MSCD (Lot 81) (S)	X		
Felicia	X			MSCD (Lot 83) (M)			

Statutory Motion Submitted by Chairperson

Motion CARRIED

RESOLVED that in accordance with Section 33(1)(h) and Section 24(6) of the Sanctuary Cove Resort Act 1985, the Sanctuary Cove Principal Body Corporate GTP 202 Sinking Fund Budget for the year ending 31 October 2025 totalling \$2,415,009.77 + GST = \$2,656,510.75 be approved, with the Sinking Fund contributions to be determined at a rate of \$331.19 + GST + \$364.30 per lot entitlement due and payable on notice issued by the Treasurer as follows:

Yes	22
No	2
Abstain	0

\$/LE	Period Due	Due Date
\$331.19 + GST = \$364.30	01.11.24 - 31.01.25	30.11.24
\$331.19 + GST = \$364.30	01.02.25 - 30.04.25	28.02.25
\$331.19 + GST = \$364.30	01.05.25 - 31.07.25	31.05.25
\$331.19 + GST = \$364.30	01.08.25 - 31.10.25	31.08.25

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia	X			Harpullia	X		
Alyxia				Justicia			
Alphitonia	X			Livingstonia	X		
Alpinia	X			Molinia	X		
Aracauria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia		X		Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria		X	
Corymbia	X			MSCD (Lot 21) (S)	X		
Darwinia	X			MSCD (Lot 81) (S)	X		
Felicia	X			MSCD (Lot 83) (M)			

Statutory Motion Submitted by Chairperson

Motion CARRIED

RESOLVED that in accordance with Section 77(1) (h) and Section 24(6) of the Sanctuary Cove Resort Act 1985, the Sanctuary Cove Principal Body Corporate instructs the PBC Members Nominee to the PTBC to vote in favour of the following:

Yes	22
No	2
Abstain	0

RESOLVED that the Sanctuary Cove Primary Thoroughfare Body Corporate GTP 201 Administration Fund Budget for the year ending 31 October 2025 totalling \$1,593,079.89 + GST = \$1,752,387.88 be approved, with the Administration Fund contributions to be determined at a rate of \$93.71 + GST = \$103.08 per lot entitlement due and payable on notice issued by the Treasurer as follows:

\$/LE	Period Due	Due Date
\$93.71 + GST \$103.08	01.11.24 - 31.01.25	30.11.24
\$93.71 + GST \$103.08	01.02.25 - 30.04.25	28.02.25
\$93.71 + GST \$103.08	01.05.25 - 31.07.25	31.05.25
\$93.71 + GST \$103.08	01.08.25 - 31.10.25	31.08.25

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia	X			Harpullia	X		
Alyxia				Justicia			
Alphitonia	X			Livingstonia	X		
Alpinia	X			Molinia	X		
Aracauria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia		X		Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria		X	
Corymbia	X			MSCD (Lot 21) (S)	X		
Darwinia	X			MSCD (Lot 81) (S)	X		
Felicia	X			MSCD (Lot 83) (M)			

Statutory Motion Submitted by Chairperson

Motion CARRIED

RESOLVED that in accordance with Section 77(1) (h) and Section 24(6) of the Sanctuary Cove Resort Act 1985, the Sanctuary Cove Principal Body Corporate instructs the PBC Members Nominee to the PTBC to vote in favour of the following:

Yes	22
No	2
Abstain	0

RESOLVED that the Sanctuary Cove Primary Thoroughfare Body Corporate GTP 201 Sinking Fund Budget for the year ending 31 October 2025 totalling \$1,052,300.00 + GST = \$1,157,530 be approved, with the Sinking Fund contributions be determined at a rate of \$61.90 + GST = \$68.09 per lot entitlement due and payable on notice issued by the Treasurer as follows:

\$/LE	Period Due	Due Date
\$61.90 + GST = \$68.09	01.11.24 - 31.01.25	30.11.24
\$61.90 + GST = \$68.09	01.02.25 - 30.04.25	28.02.25
\$61.90 + GST = \$68.09	01.05.25 - 31.07.25	31.05.25
\$61.90 + GST = \$68.09	01.08.25 - 31.10.25	31.08.25

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia	X			Harpullia	X		
Alyxia				Justicia			
Alphitonia	X			Livingstonia	X		
Alpinia	X			Molinia	X		
Aracauria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia		X		Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria		X	
Corymbia	X			MSCD (Lot 21) (S)	X		
Darwinia	X			MSCD (Lot 81) (S)	X		
Felicia	X			MSCD (Lot 83) (M)			

6 The Members Nominees are permitted access to electronic documents free of charge, provided that no additional labour is required. (Agenda 5.6)

Ordinary Resolution

Submitted by Chairperson

Motion CARRIED

RESOLVED that the members' nominees of the Sanctuary Cove Principal Body Corporate are permitted access to electronic documents free of charge, provided that no additional labour is required.

FURTHER RESOLVED that such files shall exclude those documents held to be commercially confidential, legally privileged or sub-judice. Those documents that require retrieval of records from archives and extensive labour to search for the records as agreed will be charged at cost price. Request may be accessed through the PBC EC.

Yes	23
No	0
Abstain	1

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia	X			Harpullia	X		
Alyxia				Justicia			
Alphitonia	X			Livingstonia	X		
Alpinia	X			Molinia	X		
Aracauria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia	X			Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			X
Corymbia	X			MSCD (Lot 21) (S)	X		
Darwinia	X			MSCD (Lot 81) (S)	X		
Felicia	X			MSCD (Lot 83) (M)			

7	Approval of the engagement of TEW to undertake the supply and installation of electrical infrastructure works as required by Energex (Agenda 5.7)	Ordinary Resolution
----------	--	----------------------------

Submitted by Chairperson

Motion CARRIED

RESOLVED that the PBC EGM approve the engagement of TEW to undertake the supply and installation of electrical infrastructure works as required by Energex. Costs are to be apportioned between the PBC 70% \$222,778.80 Inc GST and PTBC 30% \$95,476.63 Inc GST with funds to be expensed from Sinking Fund – 222601 Irrigation Control.

Yes	22
No	1
Abstain	1

FURTHER RESOLVED that, it is noted that due to the contractor's responsibility for the engineering and submission of the electrical application to Energex, only one (1) quote was sourced. Therefore, approves the reduction in the mandated number of quotes to be obtained from three (3) to one (1).

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia			X	Fuschia			
Adelia	X			Harpullia	X		
Alyxia				Justicia			
Alphitonia	X			Livingstonia	X		
Alpinia	X			Molinia	X		
Aracauria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia		X		Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria	X		
Corymbia	X			MSCD (Lot 21) (S)	X		
Darwinia	X			MSCD (Lot 81) (S)	X		
Felicia	X			MSCD (Lot 83) (M)			

8 Approval of Legal Expenses: Amendment to Section 56 Sanctuary Cove Resort Act 1985 (Qld) (SCRA) and PTBC Lot Entitlements Amendments (Agenda 5.8)

Ordinary Resolution

Submitted by Chairperson

Motion CARRIED

RESOLVED that approval be given to pay the second invoice from Mr Ian Hazzard LLB (Hons) from McCullough Lawyers, of the proposed amendment to the SCRA Section 56 and the proposed PTBC Lot Entitlement disbursements for the development of dwellings, for an upper limit fee of \$10,000.

Yes	22
No	1
Abstain	1

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia			X	Fuschia			
Adelia	X			Harpullia	X		
Alyxia				Justicia			
Alphitonia	X			Livingstonia	X		
Alpinia	X			Molinia	X		
Aracauria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island		X	
Bauhinia	X			Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria	X		
Corymbia	X			MSCD (Lot 21) (S)	X		
Darwinia	X			MSCD (Lot 81) (S)	X		
Felicia	X			MSCD (Lot 83) (M)			

Statutory Motion Submitted by Chairperson

Motion was ruled Out of Order: Motion withdrawn from the floor of the meeting by the proposer

RESOLVED that the PBC authorises an amendment to the secondary thoroughfare by-laws in accordance with the attached document marked "Annexure A", a copy of which has been circulated with the agenda.

Yes	
No	
Abstain	

NOTE: SS withdrew the motion to distribute further information regarding this motion to the MN to discuss with their committee. SS was unsure as to why MSCD voted yes for the motion last meeting, however, chose to vote no for this meeting. HM to provide SS with a change to the wording in the motion for consideration.

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia				Fuschia			
Adelia				Harpullia			
Alyxia				Justicia			
Alphitonia				Livingstonia			
Alpinia				Molinia			
Aracauria				Plumeria			
Ardisia				Roystonia			
Banksia Lakes				Schotia Island			
Bauhinia				Tristania			
Caladenia				Washingtonia			
Cassia				Woodsia			
Colvillia				Zieria			
Corymbia				MSCD (Lot 21) (S)			
Darwinia				MSCD (Lot 81) (S)			
Felicia				MSCD (Lot 83) (M)			

**10 Engagement of Lawyer to advise on dispute with Hydro Vision
(Agenda 5.10)**

Ordinary Resolution

Submitted by Chairperson

Motion CARRIED

(Select only one option)

RESOLVED that the PBC authorises the engagement of a lawyer to advise it on a dispute that has arisen with a contractor, Hydro Vision, with the cost of the engagement to be split 70/30 between the PBC and PTBC and funds to be expensed from Sinking Fund - 222601 Irrigation Control.

Yes	23
No	1
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia	X			Harpullia	X		
Alyxia				Justicia			
Alphitonia	X			Livingstonia	X		
Alpinia	X			Molinia	X		
Aracauria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia	X			Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia		X		Zieria	X		
Corymbia	X			MSCD (Lot 21) (S)	X		
Darwinia	X			MSCD (Lot 81) (S)	X		
Felicia	X			MSCD (Lot 83) (M)			

(Option A)

Yes	22
No	1
Abstain	1

OPTION A - Committee Recommendation

RESOLVED that the PBC authorises the engagement of Colin Biggers and Paisely to advise it on a dispute that has arisen with a contractor, Hydro Vision, with initial fees estimated to be around \$3,000 plus GST (to be split 70/30 between the PBC and PTBC) but expenditure approved up to the amount of \$7,000 plus GST.

(Option B)

Yes	1
No	22
Abstain	1

OPTION B

RESOLVED that the PBC authorises the engagement of Marino Law to advise it on a dispute that has arisen with a contractor, Hydro Vision, with initial fees estimated to be between \$1,000 - \$1,500 plus GST (to be split 70/30 between the PBC and PTBC) but expenditure approved up to the amount of \$7,000 plus GST.

'OPTION A' has been selected with the highest votes.

Votes: A: 22 B: 1 Inv: 1

Option A

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia	X			Harpullia	X		
Alyxia				Justicia			
Alphitonia	X			Livingstonia	X		
Alpinia	X			Molinia	X		
Aracauria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia	X			Tristania	X		
Caladenia		X		Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia			X	Zieria	X		
Corymbia	X			MSCD (Lot 21) (S)	X		
Darwinia	X			MSCD (Lot 81) (S)	X		
Felicia	X			MSCD (Lot 83) (M)			

Option B

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia		X		Fuschia			
Adelia		X		Harpullia		X	
Alyxia				Justicia			
Alphitonia		X		Livingstonia		X	
Alpinia		X		Molinia		X	
Aracauria		X		Plumeria		X	
Ardisia				Roystonia		X	
Banksia Lakes				Schotia Island		X	
Bauhinia		X		Tristania		X	
Caladenia	X			Washingtonia		X	
Cassia		X		Woodsia		X	
Colvillia			X	Zieria		X	
Corymbia		X		MSCD (Lot 21) (S)		X	
Darwinia		X		MSCD (Lot 81) (S)		X	
Felicia		X		MSCD (Lot 83) (M)			

Correspondence for Action:

Item 1 – Transfer of Alpinia Common Property:

- MN for Alpinia explained the common property in question has had a few issues regarding trees planted too close to the fence and the roots are now causing issues as well as some trees leaning on the fence.
- DSTG mentioned he was unsure why the land formed part of RBC Common Property and wasn't PBC responsibility.
- DSTG mentioned an audit around Sanctuary Cove should take place for common property within RBCs.
- The consideration for PBC to assume ownership of Alpinia common property was discussed. It was agreed a motion can be added at the next PBC EGM meeting with further information to be provided.

Item 2 – Trees leaning onto fences in Darwinia:

- JB mentioned the trees that were planted before residents-built homes, are now impacting the fences by leaning against them. JB stated she has had a meeting with SF from facilities regarding the matter. JB advised SF informed her this would be a process and it would have to be raised with the PBC.
- DSTG advised he would investigate this issue with BC.
- JB raised the issue of no irrigation in the same area. With any heavy rain, the high side (Sunnydale Court) the water, runs down the park and into properties on Pinehurst on the low side. A few properties have been damaged, including hers. JB recommended a spoon drain be added to prevent this issue occurring.
- SS advised for BC to come up with a recommendation and present to the PBC at the next meeting.

Business Arising:

8.1 Irrigation for Sanctuary Greens RBCs:

- HM advised he included this purely for an update from BC as he was advised previously, irrigation would be included in the 2024/2025 budget.
- DSTG informed HM that \$200,000 was included in the 2024/2025 budget to address Greens irrigation.

8.2 Irrigation to the Kerb rules for new lot purchases:

- HM mentioned it appeared the rules had changed on this process. Now it appears the lot owner is not required to irrigate to the kerb, wanting clarification around this change.
- DSTG advised it was recommended by the EAR (Executive Architect) during the drought this condition be added.
- SS confirmed this has now been removed as a condition from Building Approvals.
- HM asked if this was the case moving forward, is the Lot owner required to lay turf.
- SS mentioned with any new builds, the turf normally is destroyed with vehicles, so it requires returfing. HM mentioned if they are not required to irrigate this area, the turf will die.
- SS mentioned some developers didn't irrigate some areas to the kerb, which the PBC now must consider and DSTG is attending to that.
- SS advised the owners who have irrigated their own turf to the kerb will be consulted after an investigation has taken place.
- JB raised a concern, some turf areas on will die off if owners do not irrigate until such time the PBC maintain it.
- CT asked if there was a proposed timeline for when certain areas will be irrigated. DSTG advised January 2025 through to November 2025. Hm questioned this timing, as this would only apply to Sanctuary Greens. DSTG advised the Point will follow in 2026.
- SS asked DSTG how long the irrigation process will take, DSTG advised 3 years maximum.
- SS asked DSTG if there is a recommendation for new builds without irrigation to the kerb, they are to maintain and water the verge until such time irrigation is added.

8.3 Storm Water Pipe damage at Oak Hill Drive:

- HM mentioned 7th May 24 a truck was reversing and ran over a resident's drainpipe, resident informed Security. The Resident found the truck to be linked to a local builder and was able to get the local builder to agree to repair the damaged drainpipe. HM stated the resident then received an email from BC, advising him that he is responsible for repairing the damage to the drainpipe. Several phone calls followed, where there was no positive outcome. The resident then wrote to BC to complain about two issues. One being the treatment he received and secondly his interpretation of the act concerning who was responsible for the Common Property. On the 24th of June 24 the

resident received an email stating that a thorough review had taken place, and no further action will be taken.

- *HM advised at no stage was the resident interviewed. No reference to the act where it wasn't the resident's responsibility to fix the drainpipe or apology to the resident. HM advised a complaint procedure should include a process where both parties involved are interviewed regarding the incident.*
- *SS mentioned that the process of dealing with confrontation, the committee has acted on this, and CM has been involved in this particularly regarding a complaint process.*
- *DT advised that trucks have been observed taking side streets, instead of the actual route they are meant to take. DSTG advised he is happy to have a security car stationed at the area for a period to prevent the trucks going down that way.*

8.4 Traffic Island at Pinehurst and Oak Hill Drive:

- *HM advised a traffic island was installed when no one was consulted prior to the installation. SS asked if HM was present when this was discussed previously about the installation of traffic islands, HM advised he wasn't and could locate minutes reflecting the information.*
- *SS mentioned the traffic island were installed due to numerous complaints to BC relating to near misses. A traffic consultant looked at the issue and recommended the islands be installed to stop people cutting corners and potentially creating accidents.*
- *HM requested the traffic report to read.*

8.5 PBC Motions – July 2024 Agenda:

- *s56 – position paper*
- *Wheel Clamping/Towing – Royal Pines Process (IRDA)*
- *ST By-law*
- *Governance Review*
- *Emergency Management Plan – Residents*

General Business:

- *GS enquired into why SS objected to the PBC EGM meeting being changed to 10am as per the vote from the last meeting. SS advised he has personal commitments, also the PTBC meet prior at that time. SS advised the meetings should remain within a 2-hour time frame. GS enquired to changing the day if possible. SS mentioned they could consider this option.*

MEETING CLOSED at 12:49 PM