



MINUTES OF EXTRAORDINARY GENERAL MEETING
for Sanctuary Cove Primary Thoroughfare Body Corporate GTP 201

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 29 August 2024 at 10:00 AM

Meeting time: **10:04am – 10:15am**

Chairperson: Mulpha Sanctuary Cove (Developments) Pty Ltd

ATTENDANCE

The following members were Present in Person at the meeting:

Lot 6 Mulpha Sanctuary Cove (Investments) Pty Ltd – Mr Stephen Anderson

Lot 10- Mulpha Sanctuary Cove (Developments) Pty Limited – Mr Barry Teeling
02100015

Lot 10- Mulpha Sanctuary Cove Marina Pty Ltd – Mr Stephen Anderson
02100022

Lot 24 Mulpha Sanctuary Cove (Developments) Pty Limited – Mr Stephen Anderson

Lot 31 Mulpha Sanctuary Cove Marine Village Pty Ltd – Mr Stephen Anderson

Lot 32 Mulpha Sanctuary Cove Marine Village Pty Ltd – Mr Stephen Anderson

Lot 34 Mulpha Sanctuary Cove Marina Pty Ltd – Mr Stephen Anderson

Lot 38 Mulpha Sanctuary Cove Marine Village Pty Ltd – Mr Stephen Anderson

Lot 40 Mulpha Sanctuary Cove Hotel Investments Pty Limited – Mr Stephen Anderson

Lot 58 Mulpha Sanctuary Cove (Developments) Pty Limited – Mr Barry Teeling

Lot 278 Body Corporate for Sanctuary Cove Principal Body Corporate – Mr Stuart
Shakespeare

The following members present by Voting Paper and In Person:

The following members present by Voting Paper:

Lot 1 Sanctuary Cove Golf and Country Club Holdings Limited – Mr Paul Sanders

Lot 16 Sanctuary Cove Golf and Country Club Holdings Limited – Mr Paul Sanders

Lot 20 Sanctuary Cove Golf and Country Club Holdings Limited – Mr Paul Sanders

Lot 51 Sanctuary Cove Golf and Country Club Holdings Limited – Mr Paul Sanders

Lot 52- Sanctuary Cove Golf and Country Club Holdings Limited – Mr Paul Sanders
02100019

Lot 52- Sanctuary Cove Golf and Country Club Holdings Limited – Mr Paul Sanders
02100026

Lot 53 Sanctuary Cove Golf and Country Club Holdings Limited – Mr Paul Sanders

Lot 54 Sanctuary Cove Golf and Country Club Holdings Limited – Mr Paul Sanders

The following members were present by Proxy:

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

Present by Invitation:

Mrs Jodie Syrett, Manager of Body Corporate (Minute Taker)

Apologies:

Mr Paul Sanders
Mr Dale St George
RECC Properties Limited

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 - 14 August 2024 (Agenda Item 5.1)	Ordinary Resolution
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Statutory Motion Submitted by Committee

Motion CARRIED.

RESOLVED THAT the Minutes of the PTBC Extraordinary General Meeting held on 14 August 2024 be accepted as a true and correct record of the proceedings of the meeting.

Yes	19
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Lot 1 SCGCC (PS)	X			Lot 34 MSCD Marina (SA)	X		
Lot 6 MSCD Invmts (SA)	X			Lot 38 MSCD Village (SA)	X		
Lot 10 MSCD Dvlpts (BT)	X			Lot 40 MSCD Hotel (SA)	X		
Lot 10 MSCD Marina (SA)	X			Lot 51 SCGCC (PS)	X		
Lot 16 SCGCC (PS)	X			Lot 52 SCGCC (PS)	X		
Lot 20 SCGCC (PS)	X			Lot 52 SCGCC (PS)	X		
Lot 22 RECC				Lot 53 SCGCC (PS)	X		
Lot 24 MSCD Dvlpmts (SA)	X			Lot 54 SCGCC (PS)	X		
Lot 31 MSCD Village (SA)	X			Lot 58 MSCD Dvlpts (BT)	X		
Lot 32 MSCD Village (SA)	X			Lot 278 PBC (SS)	X		

2	PTBC approves the lease of the Kuboto Diesel Tractor with mulching equipment to control the Corella population (Agenda Item 5.2)	Ordinary Resolution
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Submitted by Committee

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

RESOLVED THAT the PTBC authorises the Manager to proceed with the Lease of a Ventrac Diesel tractor with mulching attachments to assist with additional measures in the control of the Corellas at Sanctuary Cove. This would add to the proposed program by Biodiversity.

Yes	0
No	0
Abstain	0

The cost per month over a four-year lease period will be \$1,859.95 / month (non). At the end of the four years the lease will end, equipment returned or upgraded. The lease will be held by the Sanctuary Cove Golf and Country Club Pty Ltd. The outright purchase of the Ventrac Tractor 4520 would be \$75,989.10.

The Sanctuary Cove Golf and Country Club will provide the necessary labour, fuel, and maintenance costs. Should the mulching deck need to be replaced due to heavy wear and damage, the PTBC and the SC Golf and Country Club will jointly undertake to find a solution to fund a replacement deck.

Since 2019, the PTBC has spent \$99,279 (ex) or \$16,546 per year and the results have been limited. This combined program is a two-pronged attack, which targets the pest’s food source.

It is expected that the Corella maintenance program with Biodiversity will cost \$23,738 and the lease of the Ventrac tractor mulcher - \$22,319– Total cost 2024/2025 - \$46,057 (ex).

NOTE: Motion Withdrawn due to more information required, such as a business case plan and tree management.

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Lot 1 SCGCC (PS)				Lot 34 MSCD Marina (SA)			
Lot 6 MSCD Invmts (SA)				Lot 38 MSCD Village (SA)			
Lot 10 MSCD Dvlpts (BT)				Lot 40 MSCD Hotel (SA)			
Lot 10 MSCD Marina (SA)				Lot 51 SCGCC (PS)			
Lot 16 SCGCC (PS)				Lot 52 SCGCC (PS)			
Lot 20 SCGCC (PS)				Lot 52 SCGCC (PS)			
Lot 22 RECC				Lot 53 SCGCC (PS)			
Lot 24 MSCD Dvlpmnts (SA)				Lot 54 SCGCC (PS)			
Lot 31 MSCD Village (SA)				Lot 58 MSCD Dvlpts (BT)			
Lot 32 MSCD Village (SA)				Lot 278 PBC (SS)			

3	PTBC approves monies owed to Lot 46 for repair to damaged irrigation system (Agenda Item 5.3)	Ordinary Resolution
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Submitted by Committee

Motion CARRIED.

RESOLVED THAT the PTBC considers the correspondence by the owner of Lot 46 Banksia Lakes, 2296 Vardon Lane requesting a reimbursement of \$302.50 Inc GST for monies paid for repair to damaged front concrete edging and \$1,394.00 Inc GST for monies paid for repair to damaged irrigation system.

Yes	19
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Lot 1 SCGCC (PS)	X			Lot 34 MSCD Marina (SA)	X		
Lot 6 MSCD Invmts (SA)	X			Lot 38 MSCD Village (SA)	X		
Lot 10 MSCD Dvlpts (BT)	X			Lot 40 MSCD Hotel (SA)	X		
Lot 10 MSCD Marina (SA)	X			Lot 51 SCGCC (PS)	X		
Lot 16 SCGCC (PS)	X			Lot 52 SCGCC (PS)	X		
Lot 20 SCGCC (PS)	X			Lot 52 SCGCC (PS)	X		
Lot 22 RECC				Lot 53 SCGCC (PS)	X		
Lot 24 MSCD Dvlpmnts (SA)	X			Lot 54 SCGCC (PS)	X		
Lot 31 MSCD Village (SA)	X			Lot 58 MSCD Dvlpts (BT)	X		
Lot 32 MSCD Village (SA)	X			Lot 278 PBC (SS)	X		

4	PTBC Landscaping Works Contract commencing 1 November 2024 (Agenda Item 5.4)	Ordinary Resolution
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Submitted by Committee

Motion CARRIED.

RESOLVED THAT the Primary Thoroughfare Body Corporate votes in favour of awarding the contract for the PTBC Landscaping Contract to Landscape Solutions at a cost of \$221,244.76 (Inc GST) per annum, for the period commencing 1 November 2024 to 31 October 2027.

Yes	19
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Lot 1 SCGCC (PS)	X			Lot 34 MSCD Marina (SA)	X		
Lot 6 MSCD Invmts (SA)	X			Lot 38 MSCD Village (SA)	X		
Lot 10 MSCD Dvlpts (BT)	X			Lot 40 MSCD Hotel (SA)	X		
Lot 10 MSCD Marina (SA)	X			Lot 51 SCGCC (PS)	X		
Lot 16 SCGCC (PS)	X			Lot 52 SCGCC (PS)	X		
Lot 20 SCGCC (PS)	X			Lot 52 SCGCC (PS)	X		
Lot 22 RECC				Lot 53 SCGCC (PS)	X		
Lot 24 MSCD Dvlpmnts (SA)	X			Lot 54 SCGCC (PS)	X		
Lot 31 MSCD Village (SA)	X			Lot 58 MSCD Dvlpts (BT)	X		
Lot 32 MSCD Village (SA)	X			Lot 278 PBC (SS)	X		

5 PTBC Street Sweeping Works Contract commencing 1 November 2024 (Agenda Item 5.5) Ordinary Resolution

Submitted by Committee

Motion CARRIED.

RESOLVED THAT the Primary Thoroughfare Body Corporate votes in favour of awarding the contract for the PTBC Street Sweeping Contract to Specialised Pavement Services Pty Ltd at a cost of \$31,081.05 (Inc GST) per annum, for the period commencing 1 November 2024 to 31 October 2027.

Yes	19
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Lot 1 SCGCC (PS)	X			Lot 34 MSCD Marina (SA)	X		
Lot 6 MSCD Invmts (SA)	X			Lot 38 MSCD Village (SA)	X		
Lot 10 MSCD Dvlpts (BT)	X			Lot 40 MSCD Hotel (SA)	X		
Lot 10 MSCD Marina (SA)	X			Lot 51 SCGCC (PS)	X		
Lot 16 SCGCC (PS)	X			Lot 52 SCGCC (PS)	X		
Lot 20 SCGCC (PS)	X			Lot 52 SCGCC (PS)	X		
Lot 22 RECC				Lot 53 SCGCC (PS)	X		
Lot 24 MSCD Dvlpmnts (SA)	X			Lot 54 SCGCC (PS)	X		
Lot 31 MSCD Village (SA)	X			Lot 58 MSCD Dvlpts (BT)	X		
Lot 32 MSCD Village (SA)	X			Lot 278 PBC (SS)	X		

GENERAL BUSINESS

Financial:

- SS mentioned his concern after Paul Kernaghan advised of the sinking and administrative fund shortfalls.
- SA advised COVID has played a big part in this, and the company is still playing catchup. The building inflation has accelerated requiring a consultant to review the cost base in the sinking fund model.

There being no further business the chairperson declared the meeting closed.

MEETING CLOSED at 10:15 AM

Chairperson: Mr Stephen Anderson