



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 26 September 2024 at 11:00 AM

Meeting time: **11:02am – 12:01pm**

Chairperson: Mr Stuart Shakespeare

ATTENDANCE

The following members were Present in Person at the meeting:

Lot 1702	Cassia GTP 1702	Mr Peter Cohen (PC)
Lot 1703	Washingtonia GTP 1703	Mr David Francis (DF)
Lot 1712	Livingstonia GTP 1712	Mr Brian Earp (BE)
Lot 1769	Roystonia GTP 1769	Mrs Simone Hoyle (SH)
Lot 1790	Aracuria GTP 1790	Mrs Caroline Tolmie (CT)
Lot 2504	Colvillia GTP 2504	Mr Robert Nolan (RN)
Lot 107045	Harpullia GTP 107045	Mr Paul Kernaghan (PK)
Lot 107128	Felicia GTP 107128	Mr Stuart Shakespeare (SS)
Lot 10720	Alpinia GTP 107209	Mrs Dianne Taylor (DT)
Lot 107217	Tristania GTP 107217	Mr Mark Winfield (MW)
Lot 10736	Adelia GTP 107360	Mr Gary Simmons (GS)
Lot 107434	Zieria GTP 107434	Mr Hugh Martin (HM)
Lot 107399	Caladenia GTP 107399	Mr Tony McGinty (TM)
Lot 107442	Molinia GTP 107442	Ms Cheryl McBride (CM)
Lot 107488	Darwinia GTP 107488	Mrs Jane Burke (JB)

The following members present by Voting Paper and In Person:

Lot 1712	Livingstonia GTP 1712	Owner present (pre-voted)
Lot 107209	Alpinia GTP 107209	Owner present (pre-voted)
Lot 107217	Tristania GTP 107217	Owner present (pre-voted)

The following members present by Voting Paper:

Lot 21	Mulpha Sanctuary Cove (Developments) Pty Limited	Electronic vote	Mr Stephen Anderson (SA)
Lot 81	Mulpha Sanctuary Cove (Developments) Pty Ltd	Electronic vote	Mr Stephen Anderson (SA)
Lot 83	Mulpha Sanctuary Cove (Developments) Pty Limited	Electronic vote	Mr Mick McDonald (MM)
Lot 1701	Bauhinia GTP 1701	Electronic vote	Mr Richard Sherman (RS)
Lot 2207	Plumeria GTP 2207	Electronic vote	Mr Nick Eisenhut (NE)
Lot 107509	Alphitonia GTP 107509	Electronic vote	Mr Stephen Anderson (SA)
Lot 107053	Acacia GTP 107053	Electronic vote	Mr Michael Longes (ML)
Lot 107106	Schotia Island GTP 107106	Electronic vote	Mr Wayne Bastion (WB)
Lot 107278	Banksia Lakes GTP 107278	Electronic vote	Mr Andrew Brown (AB)

Lot 107353	Woodsia GTP 107353	Electronic vote	Mr Peter Hay (PH)
Lot 107406	Corymbia GTP 107406	Electronic vote	Mrs Shawlene Nefdt (SN)
Lot 107432	Fuschia GTP 107432	Paper vote	Mr Nabil Issa (NI)

The following members were present by Proxy:

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

Present by Invitation:

Ms Maria Forgione (Observer) – Schotia Island Committee Member (MF)
 Mrs Jodie Syrett, Manager of Body Corporate – Minute Taker (JS)

Apologies:

Mr Michael Longes – Acacia
 Mr Stephen Anderson – Alphitonia & MSCD
 Mr Andrew Brown – Banksia Lakes
 Mr Richard Sherman – Bauhinia
 Mrs Shawlene Nefdt – Corymbia
 Mr Nabil Issa – Fuschia
 Mr Nick Eisenhut – Plumeria
 Mr Wayne Bastion – Schotia Island
 Mr Peter Hay – Woodsia
 Mr Mick McDonald – MSCD
 Mr Dale St George

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 - 29th August 2024 (Agenda Item 5.1)	Ordinary Resolution
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Statutory Motion Submitted by Chairperson

Motion CARRIED.

RESOLVED THAT the Minutes of the PBC Extraordinary General Meeting held on 29th August 2024 be accepted as a true and correct record of the proceedings of the meeting.

Yes	20
No	0
Abstain	7

NOTE:

Acronyms will be explained in the future.

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

2 Engagement of Grace Lawyers on general retainer (Agenda Item 5.2) Ordinary Resolution

Submitted by Chairperson

Motion CARRIED.

RESOLVED THAT the PBC authorises the engagement of Grace Lawyers on a general retainer up to the amount of \$5,000 plus GST to provide urgent legal advice as may be required by the PBC during the period of October 2024 – December 2024. And that prior to obtaining any legal advice, the EC must approve each instance of advice being sought.

Yes	23
No	4
Abstain	0

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

3	Approval to file QCAT application against the owners of 4638 The Parkway for non-compliance with DCBLS (Agenda Item 5.3)	Ordinary Resolution
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Submitted by Chairperson

Motion CARRIED.

RESOLVED THAT the PBC authorises the filing of an application in the Queensland Civil and Administrative against the owners of 4638 The Parkway for their non-compliance with the Development Control By-laws.

Yes	25
No	1
Abstain	1

NOTE:

The Chairperson (SS) outlined the remaining unresolved issues to be submitted to QCAT.

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

4	Engagement of Grace Lawyers to file QCAT application (Agenda Item 5.4)	Ordinary Resolution
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Submitted by Chairperson

Motion CARRIED.

RESOLVED THAT the PBC authorises the engagement of Grace Lawyers at an initial fee estimate of \$5,000 plus GST and disbursements to prepare and file an application in the Queensland Civil and Administrative against the owners of 4638 The Parkway for their non-compliance with the Development Control By-laws.

Yes	25
No	2
Abstain	0

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

5 Approval to pay outstanding invoice: Amendment to Section 56 Sanctuary Cove Resort Act 1985 (Qld) (SCRA) and PTBC Lot Entitlement Amendments (Agenda Item 5.5) Ordinary Resolution

Submitted by Chairperson

Motion CARRIED.

RESOLVED THAT approval be given to pay the final invoice of \$4,898.55 (Inc GST) to Mr Ian Hazzard LLB (Hons), McCullough Robertson Lawyers, for the advice on the potential effects on the PBC residential owners of the proposed amendment to the SCRA Section 56 and the proposed PTBC Lot Entitlement disbursements for the development of dwellings.

Yes	25
No	2
Abstain	0

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

CORRESPONDENCE FOR INFORMATION:

CFI 1. Governance Review:

- *Interviews have been conducted with Directors Australia. The auditors are performing desktop reviews, examining meeting minutes, and reviewing recordings of meetings.*
- *A workshop meeting is planned for October 2024, initially for a small, targeted group. The participants will include a mix of Executive Members, PBC invitees, and potentially a staff member from Body Corporate.*
- *An engagement session with the PBC is scheduled for October, when the draft checklist and footprint will be reviewed.*
- *Phase two will commence following this session.*

BUSINESS ARISING:

8.1 The Effect of Subdivision on Voting Entitlements in SC:

- *A position paper has been prepared and will be presented to the PBC EC and PBC in October.*

8.2 Motions for PBC EGM October:

- *Tristania Water Relief Motion*
- *Village Gates decommissioning to be acknowledged and moved.*

GENERAL BUSINESS:

Tailgating:

- *Lock the gates to prevent stolen cars from exiting when tailgating is identified*
- *The Northgate requires a tailgating alarm*
- *The MN for Zieria (HM) proposed increasing and improving technology.*

Village Incident at Destino 25th Sept 2024:

- *Disappointment was expressed re lack of communication re assault. Explanation re timing was explained.*
- *The data regarding security staff numbers will be provided at the next EGM.*
- *The Chairperson will raise the lack of accessibility to PTBC minutes at the next meeting.*

PBC EGM Meeting times:

- *Future PBC EGMs will start earlier at 10:00am.*

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

MEETING CLOSED at 12:01 PM

Chairperson: Mr Stuart Shakespeare