



**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:** Tuesday 15 October 2024 at 9:30 AM  
**Meeting time:** **09:32am – 09:36am**  
**Chairperson:** Mr Stephen Anderson

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**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 Marina Pty Ltd	Mr Stephen Anderson
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 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- 02100019	Sanctuary Cove Golf and Country Club Holdings Limited	Mr Paul Sanders
Lot 52- 02100026	Sanctuary Cove Golf and Country Club Holdings Limited	Mr Paul Sanders
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
Lot 278	Body Corporate for Sanctuary Cove Principal Body Corporate	Mr Stuart Shakespeare

**The following members present by Voting Paper and In Person:**

Lot 1	Sanctuary Cove Golf and Country Club Holdings Limited	Owner present (pre-voted)
Lot 16	Sanctuary Cove Golf and Country Club Holdings Limited	Owner present (pre-voted)
Lot 20	Sanctuary Cove Golf and Country Club Holdings Limited	Owner present (pre-voted)
Lot 51	Sanctuary Cove Golf and Country Club Holdings Limited	Owner present (pre-voted)
Lot 52- 02100019	Sanctuary Cove Golf and Country Club Holdings Limited	Owner present (pre-voted)
Lot 52- 02100026	Sanctuary Cove Golf and Country Club Holdings Limited	Owner present (pre-voted)

- Lot 53 Sanctuary Cove Golf and Country Club Owner present (pre-voted)  
Holdings Limited
- Lot 54 Sanctuary Cove Golf and Country Club Owner present (pre-voted)  
Holdings Limited

**The following members present by Voting Paper:**

**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 Barry Teeling – Mulpha SC Developments

RECC Representative

Mr Dale St George, CEO

The following members were not financial for the meeting:

A Quorum was present

Nil Conflict of Interest

The Meeting was recorded.

**Motions**

<b>1</b>	<b>Approval of Previous PTBC General Meeting Minutes held 29th August 2024 (Agenda Item 5.1)</b>	<b>Ordinary Resolution</b>
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Statutory Motion Submitted by Committee

**Motion CARRIED.**

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

Yes	9
No	0
Abstain	8

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)				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)			
Lot 32 MSCD Village (SA)	X			Lot 278 PBC (SS)	X		

**2 Approval of PTBC Administration Fund Budget and Contributions Year ending 31st October 2025 (Agenda Item 5.2) Ordinary Resolution**

Statutory Motion Submitted by Committee

**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 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 to 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:

Yes	17
No	0
Abstain	0

\$/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
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)				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)			
Lot 32 MSCD Village (SA)	X			Lot 278 PBC (SS)	X		

Statutory Motion Submitted by Committee

**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 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 to 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:

Yes	17
No	0
Abstain	0

\$/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
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)				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)			
Lot 32 MSCD Village (SA)	X			Lot 278 PBC (SS)	X		

<b>4</b>	<b>PTBC Authorises the continued engagement of Colin Biggers and Paisley for Hydrovision (Agenda Item 5.4)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**Motion CARRIED.**

**RESOLVED** that the PTBC authorises the continued engagement of Colin Biggers and Paisley to provide legal advice on the dispute with the contractor, HydroVision. The costs will be shared between PBC (70%) and PTBC (30%), with a total expenditure approved up to \$6,600 (including GST). The funds will be allocated from the Sinking Fund – 222601 Irrigation Control.

Yes	17
No	0
Abstain	0

And further notes **RESOLVED** that, given Colin Biggers and Paisley's prior involvement and expertise on this matter, only one (1) quote was obtained. The PTBC approves the reduction in the required number of quotes from two (2) to one (1).

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)				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)			
Lot 32 MSCD Village (SA)	X			Lot 278 PBC (SS)	X		

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

**MEETING CLOSED** at 09:36 AM

Chairperson: Mr Stephen Anderson