



**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 28 November 2024 at 12:00 PM  
**Meeting time:** **12:25pm – 12:39pm**  
**Chairperson:** Mulpha Sanctuary Cove (Developments) Pty Ltd

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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-<br>02100022  | 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 10 –<br>02100015 | Mulpha Sanctuary Cove (Developments) Pty Ltd               | Mr Barry Teeling      |
| Lot 58               | Mulpha Sanctuary Cove (Developments Pty Limited            | Mr Barry Teeling      |
| 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-<br>02100019  | Sanctuary Cove Golf and Country Club Holdings Limited      | Mr Paul Sanders       |
| Lot 52-<br>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:**

Lots 1,16,20,51,52,52,53,54 Sanctuary Cove Golf and Country Club Mr Paul Sanders

**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:

Apologies:

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 General Meeting Minutes - 15th October 2024 (Agenda Item 5.1)</b> | <b>Ordinary Resolution</b> |
|----------|---|----------------------------|

Statutory Motion Submitted by Chairperson

**Motion CARRIED.**

**RESOLVED** that the Minutes of the PTBC Extraordinary General Meeting held on 15th October 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 Approval of PTBC Security Services User Agreement (Agenda Item 5.2) Ordinary Resolution**

Submitted by Chairperson

**Motion CARRIED.**

**RESOLVED** that the Primary Thoroughfare Body Corporate (PTBC) approves the renewal of the PTBC Security Services User Agreement, which expired on October 31, 2024.

|         |    |
|---------|----|
| Yes     | 19 |
| No      | 0  |
| Abstain | 0  |

**NOTE: Amended to one (1) year.**

| 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   |    |         |

**3 Approval for the PTBC to engage Biodiversity for a review of the increasing Ibis population at the Resort (Agenda Item 5.3) Ordinary Resolution**

Submitted by Committee

**Motion CARRIED.**

**RESOLVED** that the Primary Thoroughfare Body Corporate (PTBC) approves engaging Biodiversity to conduct a review and provide appropriate recommendations to address the increasing Ibis population at the Resort.

|         |    |
|---------|----|
| Yes     | 19 |
| No      | 0  |
| Abstain | 0  |

**NOTE: Paul (PS) noted that the Ibis issue appears to be escalating, resulting in a strong odour around the Cove. He proposed that Biodiversity or another contractor conduct a review to identify potential solutions for managing the problem. Shanyn (SF) in Facilities to look into.**

| 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   |    |         |

**4 PTBC accepts the transfer of assets from Rotary (Agenda Item 5.4) Ordinary Resolution**

Submitted by Chairperson

**Motion CARRIED.**

**RESOLVED** that the PTBC accepts the transfer of assets from Rotary, with the understanding that these assets will be owned, maintained, and managed by the PTBC. This transfer is to take effect on 1<sup>st</sup> December 2024.

|         |    |
|---------|----|
| Yes     | 19 |
| No      | 0  |
| Abstain | 0  |

**NOTE: Rotary will continue to clean the monument, PTBC will maintain the rest. No other cost involved for transfer of the asset.**

| 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   |    |         |

Submitted by Chairperson

**Motion CARRIED.**

**RESOLVED** that the PTBC grants Rotary access to Memorial Island for the purpose of holding special events and community undertakings, subject to scheduling coordination and adherence to PTBC guidelines.

|         |    |
|---------|----|
| Yes     | 19 |
| No      | 0  |
| Abstain | 0  |

***NOTE: Rotary will provide plenty of notice. It was suggested an access agreement be drawn up to cover tidiness, rubbish disposal & liability issues.***

| 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   |    |         |
| <b>Lot 22 RECC</b>       |     |    |         | 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   |    |         |

General Business:

**PTBC Sites untidy around Sanctuary Cove:**

- Stuart (SS) highlighted concerns raised by Members Nominees (PBC) regarding several sites, including Aveo and Sickle Ave, which are poorly maintained, featuring chain fencing, torn materials, and broken concrete slabs.
- Barry (BT) confirmed that the issue has been addressed. The admin zone and Aveo land will be fitted with new shade cloth featuring approximately 90% opacity, effectively blocking visibility through the fence. The roundabout near Intercontinental will be cleaned up in the coming weeks.

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

**MEETING CLOSED** at 12:39 PM

Chairperson: X.....