



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 31 July 2025 at 10:00 AM
Meeting time:	10:00am – 1:09pm
Chairperson:	Mr Stuart Shakespeare

ATTENDANCE

The following members were Present in Person at the meeting:

Lot 1701	Bauhinia GTP 1701	Mr Peter Hawley
Lot 1702	Cassia GTP 1702	Mr Peter Cohen
Lot 1712	Livingstonia GTP 1712	Mr Brian Earp (dep @ 12:37pm)
Lot 1769	Roystonia GTP 1769	Mrs Cheryl McBride
Lot 1790	Araucaria GTP 1790	Mrs Maxine Monroe
Lot 2207	Plumeria GTP 2207	Mr Nicholas Eisenhut
Lot 2504	Colvillia GTP 2504	Mr Robert Nolan (dep after motion 19)
Lot 107106	Schotia Island GTP 107106	Mr Lee Uebergang
Lot 107128	Felicia GTP 107128	Mr Stuart Shakespeare
Lot 107209	Alpinia GTP 107209	Mrs Dianne Taylor
Lot 107434	Zieria GTP 107434	Mr Hugh Martin
Lot 107399	Caladenia GTP 107399	Mr Tony McGinty
Lot 107406	Corymbia GTP 107406	Ms Suzi Ledger
Lot 107442	Molinia GTP 107442	Mr Peter Game
Lot 107456	Alyxia GTP 107456	Mr Neill Ford
Lot 107488	Darwinia GTP 107488	Mr Tony Curtis

The following members present by Voting Paper and In Person:

Lot 1769	Roystonia GTP 1769	Owner present (pre-voted)
Lot 2207	Plumeria GTP 2207	Owner present (pre-voted)
Lot 107128	Felicia GTP 107128	Owner present (pre-voted)

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 83	Mulpha Sanctuary Cove (Developments) Pty Limited	Electronic vote
Lot 1703	Washingtonia GTP 1703	Electronic vote
Lot 107509	Alphitonia GTP 107509	Electronic vote
Lot 107045	Harpullia GTP 107045	Electronic vote
Lot 107053	Acacia GTP 107053	Electronic vote
Lot 107217	Tristania GTP 107217	Electronic vote
Lot 107278	Banksia Lakes GTP 107278	Electronic vote

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

Mr Shaun Clarke – FTTH update

Mrs Jodie Syrett – Manager of Body Corporate (MBC – Minute Taker)

Mrs Cassie McAuliffe – General Manager (GM)

Ms Shanyn Fox – Facilities Manager (FM)

Mrs Brogan Watling – In-house Counsel (IC)

Apologies:

Mr Michael Longes

Mr Nabil Issa

Mr Paul Kernaghan

Mr Mark Winfield

Mrs Andrea Luyckz

Mr Stephen Anderson

Mr Mick McDonald

Mr David Francis

Mr Peter Hay

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 - 26th June 2025 (Agenda Item 5.1)	Ordinary Resolution
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Statutory Motion Submitted by Chairperson

CARRIED

RESOLVED that the Minutes of the PBC Extraordinary General Meeting held on 26th June 2025 be accepted as a true and correct record of the proceedings of the meeting.

Yes	17
No	0
Abstain	9

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia			X	Fuschia			
Adelia				Harpullia	X		
Alphitonia			X	Justicia			
Alpinia	X			Livingstonia	X		
Alyxia			X	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	Rescission of Motion 4 - PBC EGM - 26th June 2025 (Agenda Item 5.2)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that The Principal Body Corporate approves the rescission of Motion 4 of the PBC Extraordinary General Meeting held on 26th June 2025 - Approval to pay Colin Biggers & Paisley Lawyers invoice, as written below:

Further **RESOLVED** that approval is given by the PBC EGM to pay the outstanding amount on the invoice from Colin Biggers & Paisley Lawyers of \$1,235.50 (including GST) for the work completed on the Hydrovision dispute.

Yes	25
No	0
Abstain	1

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia			X	Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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 pay Colin Biggers & Paisley Lawyers invoice (Agenda Item 5.3)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that approval is given by the PBC Extraordinary General Meeting to pay the outstanding invoice amount on the invoice from Colin Biggers & Paisley Lawyers of \$1,235.50 (ex GST) for the work completed on the Hydrovision dispute.

Yes	26
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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	Re-Nomination of Stuart Shakespeare as PBC Nominee Director to SCCSL (Agenda Item 5.4)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the Principal Body Corporate (PBC) resolves to:

1. Endorse the re-nomination of Mr Stuart Shakespeare as the PBC Nominee Director to the Board of Sanctuary Cove Community Services Ltd (SCCSL) for a further term of two years, commencing upon the expiry of his current term in September 2025; and
2. Provide formal notice to SCCSL of this nomination in accordance with the Shareholders Agreement, prior to the August 2025 deadline.

Yes	23
No	3
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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	Amendment to Clause 5.11 of the SCCSL Shareholders Agreement (Agenda Item 5.5)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the Principal Body Corporate (PBC) resolves to:

1. Formally notify Sanctuary Cove Community Services Ltd (SCCSL) and the Primary Thoroughfare Body Corporate (PTBC) of its intention to amend Clause 5.11 of the current Shareholders Agreement between SCCSL, the PBC, and the PTBC;

2. Seek the agreement of the PTBC to the amendment of Clause 5.11, to be replaced by:

“Notwithstanding anything to the contrary in this Agreement, the Parties agree that a Director nominated by each Shareholder who also holds the position of Chairman of the respective Shareholder will cease being a Director of the Company when they cease holding the position of Chairman of the respective Shareholder unless that Shareholder provides the Company with a general meeting resolution authorising the person to hold office as a Director beyond their term as Chairman.”

3. Request that SCCSL initiate a formal variation to the Shareholders Agreement to reflect this change.

Yes	24
No	2
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

6	Approval of expenditure for the engagement of Civica for a Preliminary Management Plan/Assessment (Agenda Item 5.6)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting authorises the expenditure of \$13,354.00 (inc GST) for the engagement of Civica to undertake the proposed works as outlined, with funds to be allocated from the Administration Fund - GL Code 12422.

Yes	26
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

7	Approval of engagement and expenditure of DGM Paving to repair pathway at the park next to 2116 The Circle (Agenda Item 5.7)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting authorises the expenditure of \$4,994.00 (inc GST) for the engagement of DGM Paving to undertake the proposed works as outlined, with funds to be allocated from the Administration Fund - GL Code 12784.

Yes	26
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

8	Approval of expenditure for excavation to determine the extent of the failure of the reinforced concrete pipe stormwater pipe at Sanctuary Park (Agenda Item 5.8)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting authorises the expenditure of \$8,740.80 (inc GST) for the engagement of Smartstone Group to undertake the proposed works as outlined, with funds to be allocated from the Sinking Fund - GL Code 224961.

Yes	26
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

9 Approval of engagement and expenditure of Pinion Advisory for the irrigation design development and documentation for Sanctuary Greens Irrigation (Agenda Item 5.9) Ordinary Resolution

Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary Meeting approves the expenditure of \$34,265.00 (inc GST), plus a 10% contingency of \$3,426.50 (inc GST), for the engagement of Pinion Advisory to cover costs associated with the Irrigation Design Development and Documentation. Funds to be expensed to the PBC Sinking Fund GL Code - Irrigation Control 222601.

Yes	25
No	1
Abstain	0

Further **RESOLVED** that due to the specialised nature of the works and the importance of engaging a consultant with prior knowledge of the irrigation system at Sanctuary Cove, the PBC Extraordinary General Meeting approves the reduction in the number of quotes required, from two (2) to one (1).

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia		X		Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

10	Approval to pay Land Tax Invoice from QLD Revenue Office for the assessment notice 2024-2025 (Agenda Item 5.10)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting approves payment of the invoice of \$72,997.20 (inc GST) from QLD Revenue Office for the land tax assessment notice for the period 2024-2025.

Yes	26
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

11	Approval of temporary closure of portion of Lot 93 The Parkway (Agenda Item 5.11)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting approves the temporary closure of a portion of Lot 93 The Parkway (Secondary Thoroughfare) for an estimated period of eight (8) weeks (weather permitting) to allow Mulpha Development to undertake works, including the demolition of existing gate and structures, road realignment, and replacement of paving and kerbing.

Yes	26
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

12	Approval of engagement and expenditure of JRS Electrical for works including the decommissioning of Village gate and installation of new switchboards (Agenda Item 5.12)	Ordinary Resolution
		POLL VOTE

Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting agrees to expend \$28,380.00 (Inc GST), plus a 10% contingency in the amount of \$2,838.00 (Inc GST) for the engagement of JRS Electrical for the costs associated with the Electrical Works including the decommissioning and installation of new switchboards. Funds are to be expensed to Sinking Fund - 224340 Security System & 222601 Irrigation Control (50% / 50%).

Yes	1304 71.53%
No	356 19.53%
Abstain	0

And further **RESOLVED** that approves the reduction in the required number of quotes from two (2) to one (1), noting that the nominated contractor is also engaged by Mulpha Developments to undertake the electrical component of the works. To ensure continuity and coordination across the project, only one quote has been sourced.

NOTE – Poll Vote called by MN for Cassia
Lot entitlement without votes - 163

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia		X		Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia		X	
Alyxia	X			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		

13	Approval of engagement and expenditure of Smartstone for costs associated with replacing the final paving and kerbing - Year 1 works and Stage 4 (Agenda Item 5.13)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting agrees to expend \$16,959.25 (Inc GST) plus a 10% contingency in the amount of \$1,695.95 (Inc GST) for the engagement of Smartstone for the costs associated with replacing the final 170m2 of paving (*Stage 4*) *previously approved January 27th, 2022*. Funds are to be expensed to Sinking Fund – Roads 223191

Yes	25
No	1
Abstain	0

Further **RESOLVED** that the PBC Extraordinary General Meeting agrees to expend \$6,619.25 (Inc GST) plus a 10% contingency in the amount of \$661.92 (Inc GST) for the engagement of Smartstone for the costs associated with replacing the final 50 l/m of Kerb (Year 1 works) *previously approved September 26th, 2019*. Funds are to be expensed to Sinking Fund – Kerb 22320

Further **RESOLVED** that approves the reduction in the required number of quotes for paving and kerbing works from two (2) to one (1), to ensure continuity of installation and materials (*as previously tendered and approved by the PBC*)

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

14 Approval of engagement and expenditure of K & J Civil Contractors for the replacement of a non-functioning sluice valve on Edgecliff Drive (Agenda Item 5.14) Ordinary Resolution

Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting approves the expenditure of \$9,966.44 (Inc. GST), plus a 10% contingency of \$996.64 (Inc. GST), to engage K & J Civil Contractors for the replacement of a non-functioning sluice valve. Funds are to be allocated from the Sinking Fund – GL Code 22506 (Water Point).

Yes	26
No	0
Abstain	0

Further **RESOLVED** that approves reducing the required number of quotes from two (2) to one (1), due to the specialised nature of the works and the need for specific equipment essential to complete the task.

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

15	Approval of engagement and expenditure of Bex Vac & Civil for costs to carry out vacuum excavation (Agenda Item 5.15)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that The PBC Extraordinary General Meeting agrees to expend \$2,275.00 (Inc GST), plus a 10% contingency in the amount of \$227.50 to engage Bex Vac & Civil for costs to carry out vacuum excavation. Funds are to be expensed from Sinking Fund – GL Code 22506 (Water Point).

Yes	26
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

16	Approval of engagement and expenditure of Kings Landscaping for removal and replacement of Silky Oak trees located on The Parkway (Agenda Item 5.16)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting approves the expenditure of \$91,795.00 (Inc. GST), plus a 10% contingency of \$9,179.50 (Inc. GST), to engage Kings Landscaping for removal and replacement of Silky Oak trees located on The Parkway. Funds are to be allocated from the Sinking Fund – GL Code 22280 (Landscape).

Yes	26
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

17 Approval of engagement and expenditure of Plant Management for the turf reinstatement and associated finishing works on The Parkway (Agenda Item 5.17) Ordinary Resolution

Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting approves the expenditure of \$5,119.68 (Inc. GST), plus a 10% contingency of \$511.96 (Inc. GST), to engage Plant Management for the turf reinstatement, and associated finishing works on The Parkway. Funds are to be allocated from the Sinking Fund – GL Code 22280 (Landscape).

Yes	26
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

18	Approval for reimbursement of monies owed claim for Lot 33 - Plumeria to clear stormwater pipe blockage (Agenda Item 5.18)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting considers the correspondence received from the owner of Lot 33, Plumeria (7391 Marine Drive East), requesting reimbursement of \$350.00 (including GST) for costs incurred for the attendance of the owner's plumber to clear a stormwater pipe blockage.

Yes	13
No	10
Abstain	3

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia		X	
Alyxia		X		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		

19	Approval for the removal of the proposed secondary thoroughfare by-law 6.3 (Agenda Item 5.19)	Special Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC Extraordinary General Meeting authorises the removal of the proposed secondary thoroughfare by-law 6.3, approved at the EGM on 27 March 2025, in order to proceed with the gazettal of the remaining secondary thoroughfare by-laws that were approved relating to the parking of vehicles, keeping of pets and damage to the secondary thoroughfare.

Yes	25
No	0
Abstain	1

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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		

20	Entry in Services Agreement for Harbour One's use of FTTH Network (Agenda Item 5.20)	Ordinary Resolution POLL VOTE
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC approves entry into the Services Agreement for the use of its FTTH Network by Mulpha/Mulpha Sanctuary Cove Harbour One Pty Ltd (the **Agreement**) generally in accordance with the terms set out in the Agreement circulated with this agenda, and that any two Executive Committee members may execute the Agreement.

Yes	1030 56.50%
No	526 28.85%
Abstain	0

NOTE – Poll Vote called by MN for Cassia

- **Lot entitlement without votes – 267**
- **Organise working group to decide path moving forward after 1 year agreement.**

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia		X		Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia		X	
Alyxia	X			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				Zieria		X	
Corymbia		X		MSCD Lot 21 (SA)	X		
Darwinia		X		MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)	X		

21	Engagement of Cooper Grace Ward to provide advice on liability for Land Tax (Agenda Item 5.21)	Ordinary Resolution
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Submitted by Chairperson

CARRIED

RESOLVED that the PBC authorises the engagement of Cooper Grace Ward pursuant to its fee proposal of 23 July 2025 (circulated with this agenda) at a cost of \$5,500 - \$7,500 plus GST to advise on the PBC's liability for land tax on the secondary throughfare, including any availability for exemptions or alternative options to obtain land tax relief.

Yes	25
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			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				Zieria	X		
Corymbia	X			MSCD Lot 21 (SA)	X		
Darwinia	X			MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)	X		

7. Correspondence for Information:

CFI 5. Solar Panels on Jabiru Park toilet block:

- The Chairperson and FM provided an update on a meeting they attended with the Security Manager (SM) and Lot Owner. The meeting was productive and the owner was receptive to the following options:
 - Screening/cladding on the rear of the panels
 - trees planted along the fence line
 - small slat screening on top of the owner's fence
- MN from Zieria disagreed.
- **Action:** MBC to arrange onsite visit with MN Zieria, Security Manager, Facilities Manger Chairperson and owner.
- **Action:** FM to provide quotes on options.

8. Correspondence for Action:

- Noted

9. Business Arising:

9.1 FTTH Update – Shaun Clarke (SC) reported:

- A clear timeframe for action.
- Potential solutions are being considered and further definition of the scope of work.
- There were 4 expressions of interest for the consultancy work. A confidentiality agreement was sent to these parties. Currently, there are 3 quotes
- **Actions:**
 1. The working party and FM will analyse the quotes during August/September.
 2. The party will recommend the preferred consultant for PBC consideration in the September EGM.

9.2 Governance Review Update – Cheryl McBride (CM) reported on behalf of Simone Hoyle:

- Revised Conflict of Interest and Code of Conduct policies were determined at a working party meeting. They are with the PBC EC for feedback and will be forwarded to the PBC members.
- The policies address scope and alignment with committees.
- No current Conflict of Interest exists at the PBC level.
- The Code of Conduct policy includes behaviour and attendance. There will be a list of examples for reference.
- A standing item at each EGM will call for declarations of Conflict of Interest and an annual form will require completion by each MN.
- Next month the working party will focus on Terms of Reference (TOR) and Roles and Responsibilities (R & R).
- **Action:** Governance working group to circulate a copy of the Code of Conduct and Conflict of Interest policies in the September EGM.

9.3 Conflict of Interest Motion 4 & 5 – Stuart Shakespeare:

- The Chairperson, also serving as the Member for Felicia, tabled a copy of the RBC member's votes for Motions 4 and 5.
- The Chairperson **abstained** from voting on the motions to avoid a conflict of interest and ensured Felicia was not disenfranchised.

9.4 Compliance breaches:

- Cassia's MN raised concern about a compliance breach notice. Historically, the Chairperson was always included as a recipient of such notices to remain informed and, if appropriate, advocate for the resident.
- **Action:** MBC to advise Compliance Person to copy Chairpersons and MNs for all breach notices to their precinct's residents.

9.5 1932 – Darwinia Planter box on ST:

- The MN for Darwinia noted recent correspondence sent by the PBC to the property owner, requesting a representative from the ARC attend the site to assess the placement of the planter box.
- The MNs determined Mulpha should not have allowed the planter box to pass the final inspection. It was agreed that Mulpha, with the owner, bears responsibility for rectifying the issue to ensure full compliance.
- **Action:** MBC to arrange an onsite meeting with an ARC member, the PBC Chairperson and the owner.
- **Action:** MBC to advise owner and Mulpha.

9.6 Schotia Island Intersection scope/redesign:

- MN for Schotia Island confirmed a safety risk identified by multiple residents.
- **Action:** FM to contact traffic engineer for options regarding rectification of the safety issue.

9.7 Village gate expenditure:

- A request was made to clarify why Mulpha has not assumed responsibility for the decommissioning of the existing gates and the installation of the new switchboards.
- The FM reported Mulpha has agreed to undertake the paving and kerbing inside the gates—works that would otherwise be the responsibility of the PBC.
- The MN for Cassia requested a detailed diagram from Mulpha illustrating the boundary fence adjoining Harbour One.
- The Chairperson confirmed that Mulpha has provided written assurance stipulating that residents of Harbour One will not have access to the area behind the gates.
- **Action:** FM to source plans and distribute to PBC.

9.8 PBC Motions - August:

- EC expenditure (Special Resolution)
- RZABL amendment – pontoon
- PBC/PTBC budgets

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

MEETING CLOSED at 01:09 PM

Chairperson: Mr Stuart Shakespeare X.....

PBC				POLL VOTING CALCULATOR Motion 12 Village Gate Costs				MEETING DATE			
Motion 12											
STAGE		LOTS	ENT		MEMBERS PRESENT	VP	PROXY	VOTE COUNT			
s1	1	Acacia	1	28	1.54%	Michael Longes	VP				
s2	2	Adelia	1	41	2.25%			No Rep at PBC			
s2	3	Alphitonia	1	39	2.14%	Stephen Anderson	VP				
s2	4	Alpinia	1	75	4.11%	Dianne Taylor					
s2	5	Alyxia	1	46	2.52%	Neill Ford					
s2	6	Ardisia	1	55	3.02%			No Rep at PBC			
s1	7	Araucaria	1	98	5.38%	Maxine Monroe					
s2	8	Banksia Lakes	1	50	2.74%	Andrea Luyckx	VP				
s1	9	Bauhinia	1	92	5.05%	Peter Hawley					
s2	10	Caladenia	1	31	1.70%	Tony McGinty					
s1	11	Cassia	1	116	6.36%	Peter Cohen					
s1	12	Colvillia	1	104	5.70%	Robert Nolan					
s2	13	Corymbia	1	37	2.03%	Suzi Ledger					
s2	14	Darwinia	1	22	1.21%	Tony Curtis					
s2	15	Felicia	1	48	2.63%	Stuart Shakespeare	VP				
s2	16	Fuschia	1	19	1.04%	Nabil Issa					
s1	17	Harpullia	1	76	4.17%	Paul Kernaghan	VP				
s2	18	Justicia	1	48	2.63%	No Rep at PBC		No Rep at PBC			
s1	19	Livingstonia	1	96	5.27%	Brian Earp					
s2	20	Molinia	1	30	1.65%	Cheryl McBride	VP				
s1	21	Plumeria	1	88	4.83%	Nicholas Eisenhut	VP				
s1	22	Roystonia	1	65	3.57%	Cheryl McBride	VP				
s2	23	Schotia Island	1	113	6.20%	Lee Ubergang					
s2	24	Tristania	1	78	4.28%	Mark Winfield	VP				
s1	25	Washingtonia	1	115	6.31%	David Francis	VP				
s2	26	Woodsia	1	27	1.48%	Peter Hay					
s2	27	Zieria	1	26	1.43%	Hugh Martin					
	28	MSCD	1	110	6.03%	Stephen Anderson	VP				
	29	MSCD	1	20	1.10%	Mick McDonald	VP				
	30	MSCD	1	30	1.65%	Stephen Anderson	VP				
		30	1823					2		0	

ELIGIBLE TO		VOTING (LOTS)			POLL VOTE RESULTS				STD VOTE RESULTS			
UNFINANCIAL	VOTE	Yes	No	ABSTAIN	YES	NO	ABSTAIN	TOTAL	YES	NO	ABSTAIN	TOTAL
	28		X			28				1		
	41											
	39	X			39				1			
	75	X			75				1			
	46	X			46				1			
	55											
	98	X			98				1			
	50	X			50				1			
	92	X			92				1			
	31		X			31				1		
	116		X			116				1		
	104	X			104				1			
	37		X			37				1		
	22		X			22				1		
	48	X			48				1			
	19											
	76	X			76				1			
	48											
	96		X			96				1		
	30	X			30				1			
	88	X			88				1			
	65	X			65				1			
	113	X			113				1			
	78	X			78				1			
	115	X			115				1			
	27	X			27				1			
	26		X			26				1		
	110	X			110				1			
	20	X			20				1			
	30	X			30				1			
0	1823	0	0	0	1304	356	0	1660	19	7	0	26
0				0	71.53%	19.53%	0.00%		73.08%	26.92%	0.00%	

SUMMARY	
TOTAL MEMBERS AT MEETING	27
TOTAL MEMBERS ELIGIBLE TO VOTE	27
LOTS PRESENT AT MEETING	1823
TOTAL MEMBERS ELIGIBLE TO VOTE	1823
TOTAL ENTITLEMENTS ELIGIBLE TO VOTE	1823

	POLL	SPECIAL	DISSENT
YES	1304	71.53%	
NO	356	19.53%	
ABSTAIN	0	0.00%	
	1660	91.06%	
NO VOTE ENT	0		

Motion 20										VOTING (LOTS)			POLL VOTE RESULTS				STD VOTE RESULTS															
STAGE	LOTS ENT				MEMBERS PRESENT	VP	PROXY	VOTE COUNT	UNFINANCIAL	ELIGIBLE	TO VOTE	Yes	No	ABSTAIN	YES	NO	ABSTAIN	TOTAL	YES	NO	ABSTAIN	TOTAL										
s1	1	Acacia	1	28	1.54%	Michael Longes	VP				28		X			28				1												
s2	2	Adelia	1	41	2.25%			No Rep at PBC			41																					
s2	3	Alphitonia	1	39	2.14%	Stephen Anderson	VP				39	X			39				1													
s2	4	Alpinia	1	75	4.11%	Dianne Taylor					75	X			75				1													
s2	5	Alyxia	1	46	2.52%	Neill Ford					46	X			46				1													
s2	6	Ardisia	1	55	3.02%			No Rep at PBC			55																					
s1	7	Araucaria	1	98	5.38%	Maxine Monroe					98	X			98				1													
s2	8	Banksia Lake	1	50	2.74%	Andrea Luyckx	VP				50	X			50				1													
s1	9	Bauhinia	1	92	5.05%	Peter Hawley					92	X			92				1													
s2	10	Caladenia	1	31	1.70%	Tony McGinty					31	X			31				1													
s1	11	Cassia	1	116	6.36%	Peter Cohen					116		X			116				1												
s1	12	Colvillia	1	104	5.70%	Robert Nolan					104																					
s2	13	Corymbia	1	37	2.03%	Suzi Ledger					37		X			37				1												
s2	14	Darwinia	1	22	1.21%	Tony Curtis					22		X			22				1												
s2	15	Felicia	1	48	2.63%	Stuart Shakespeare	VP				48	X			48				1													
s2	16	Fuschia	1	19	1.04%	Nabil Issa					19																					
s1	17	Harpullia	1	76	4.17%	Paul Kernaghan	VP				76	X			76				1													
s2	18	Justicia	1	48	2.63%	No Rep at PBC		No Rep at PBC			48																					
s1	19	Livingstonia	1	96	5.27%	Brian Earp					96		X			96				1												
s2	20	Molinia	1	30	1.65%	Cheryl McBride	VP				30	X			30				1													
s1	21	Plumeria	1	88	4.83%	Nicholas Eisenhut	VP				88		X			88																
s1	22	Roystonia	1	65	3.57%	Cheryl McBride	VP				65	X			65				1													
s2	23	Schotia Islar	1	113	6.20%	Lee Ubergang					113		X			113				1												
s2	24	Tristania	1	78	4.28%	Mark Winfield	VP				78	X			78				1													
s1	25	Washington	1	115	6.31%	David Francis	VP				115	X			115				1													
s2	26	Woodsia	1	27	1.48%	Peter Hay					27	X			27				1													
s2	27	Zieria	1	26	1.43%	Hugh Martin					26		X			26				1												
	28	MSCD	1	110	6.03%	Stephen Anderson	VP				110	X			110				1													
	29	MSCD	1	20	1.10%	Mick McDonald	VP				20	X			20				1													
	30	MSCD	1	30	1.65%	Stephen Anderson	VP				30	X			30				1													
30				1823	2				0				0				1823				0				56.50% 28.85% 0.00% 1556				70.83% 29.17% 0.00%			

SUMMARY	
TOTAL MEMBERS AT MEETING	27
TOTAL MEMBERS ELIGIBLE TO VOTE	27

LOTS PRESENT AT MEETING	1823
TOTAL MEMBERS ELIGIBLE TO VOTE	1823

TOTAL ENTITLEMENTS ELIGIBLE TO VOTE	1823
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		POLL	SPECIAL	DISSENT
YES		1030	56.50%	CARRIED
NO		526	28.85%	FAILED
ABSTAIN		0	0.00%	
1556		85.35%		
NO VOTE ENT		0	0.00%	