



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 07 August 2025 at 10:00 AM

Meeting time: 9:55am – 10:34am

Chairperson: Mr Stephen Anderson

ATTENDANCE

The following members were Present in Person at the meeting:

Lot 6	Mulpha Sanctuary Cove (Developments) Pty Ltd	Mr Stephen Anderson
Lot 10-02100022	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 1	Sanctuary Cove Golf & Country Club Holdings Limited	Mr Paul Sanders
Lot 16	Sanctuary Cove Golf & Country Club Holdings Limited	Mr Paul Sanders
Lot 20	Sanctuary Cove Golf & Country Club Holdings Limited	Mr Paul Sanders
Lot 51	Sanctuary Cove Golf & Country Club Holdings Limited	Mr Paul Sanders
Lot 52-02100019	Sanctuary Cove Golf & Country Club Holdings Limited	Mr Paul Sanders
Lot 52-02100026	Sanctuary Cove Golf & Country Club Holdings Limited	Mr Paul Sanders
Lot 53	Sanctuary Cove Golf & Country Club Holdings Limited	Mr Paul Sanders
Lot 54	Sanctuary Cove Golf & 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:

Lot 10-02100015 Mulpha Sanctuary Cove (Developments) Pty Limited Barry Teeling to Stephen Anderson

Lot 58 Mulpha Sanctuary Cove (Developments) Pty Limited Barry Teeling to Stephen Anderson

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

Present by Invitation:

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

Mrs Cassie McAuliffe – General Manager (GM)

Mrs Brogan Watling – In-House Counsel (IHC)

Ms Shanyn Fox – Facilities Manager (FM)

Apologies:

Mr Barry Teeling

The following members were not financial for the meeting: NIL

A Quorum was present

Nil Conflict of Interest

The Meeting was recorded.

Motions

1	Approval of Previous General Meeting Minutes held on 26th June 2025 (Agenda Item 5.1)	Ordinary Resolution
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Statutory Motion Submitted by Committee

CARRIED

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

Yes	11
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)	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		

2	Amendment to Clause 5.11 of the SCCSL Shareholders Agreement (Agenda Item 5.2)	Ordinary Resolution
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Submitted by Committee

CARRIED

THAT the PTBC Extraordinary General Meeting approves 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.”

Yes	19
No	0
Abstain	0

FURTHER THAT request SCCSL initiate a formal variation to the Shareholders Agreement to reflect this change.

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		

3	Approval of Administration and Facilities Management Agreements (Agenda Item 5.3)	Ordinary Resolution
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Submitted by Committee

WITHDRAWN

RESOLVED that the PTBC enter an Administration Agreement and a Facilities Management Agreement with Sanctuary Cove Community Services Limited ACN 119 669 322 generally in accordance with the proposed agreements circulated with the notice of this general meeting, to commence on 1st November 2025 for a term of one year.

Yes	0
No	0
Abstain	0

NOTE: Withdrawn by Chairperson until legal advice is sourced.

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)			

4	Rescission of Motion 4 - PTBC EGM - 26th June 2025 (Agenda Item 5.4)	Ordinary Resolution
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Submitted by Committee

CARRIED

RESOLVED that the Primary Thoroughfare Body Corporate approves the rescission of Motion 4 of the PTBC 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 PTBC EGM to pay the outstanding amount on the invoice from Colin Biggers & Paisley Lawyers of \$529.50 (including GST) for the work completed on the Hydrovision dispute.

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		

Submitted by Committee

CARRIED

RESOLVED that approval is given by the PTBC EGM to pay the outstanding amount on the invoice from Colin Biggers & Paisley Lawyers of \$529.50 (ex GST) for the work completed on the Hydrovision dispute.

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		

8. Business Arising:

8.1 Rose Litigation letter regarding Cease & Desist:

- The committee decided a short response back to Rose Litigation.
- **Action:** MBC to construct a reply and send to the Chair for approval prior to the 14th August 2025 as stated in letter.
- **Action:** Stuart to send GM drone information for corella control to pass onto Biodiversity.

8.2 Resident responsible for hitting Village boom gate:

- Approval sought from PTBC to send invoice to resident who hit the village boom gate for repair.
- The PTBC agreed, however moving forward they were happy with MBC making these decisions on behalf of the committee and place in CFI for next agenda.

8.3 Fencing cloth ripped outside of Sickie Avenue:

- Stuart raised concern when exiting out of Sickie Avenue on the right-hand side, the chain wire fencing which has the shade cloth is ripped and untidy. He mentioned the gates and entrance look appealing; however, this area is lacking.
- **Action:** The Chairperson to report back to Mulpha.

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

MEETING CLOSED at 10:34 AM

Chairperson: Mr Stephen Anderson X.....