



## MINUTES OF EXTRAORDINARY GENERAL MEETING for Sanctuary Cove Primary Thoroughfare Body Corporate GTP 201

<b>Location of meeting:</b>	Meeting Room 1, Sanctuary Cove Body Corporate Services, Shop 1A, Building 1, Masthead Way, Sanctuary Cove, QLD, 4212
<b>Date and time of meeting:</b>	Thursday 28 August 2025 at 12:30 PM
<b>Meeting time:</b>	<b>1:15pm – 1:33pm</b>
<b>Chairperson:</b>	Mr Stephen Anderson

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### 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 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	Electronic vote	Mr Paul Sanders
Lot 16	Sanctuary Cove Golf and Country Club Holdings Limited	Electronic vote	Mr Paul Sanders
Lot 20	Sanctuary Cove Golf and Country Club Holdings Limited	Electronic vote	Mr Paul Sanders
Lot 51	Sanctuary Cove Golf and Country Club Holdings Limited	Electronic vote	Mr Paul Sanders
Lot 52-02100019	Sanctuary Cove Golf and Country Club Holdings Limited	Electronic vote	Mr Paul Sanders
Lot 52-02100026	Sanctuary Cove Golf and Country Club Holdings Limited	Electronic vote	Mr Paul Sanders
Lot 53	Sanctuary Cove Golf and Country Club Holdings Limited	Electronic vote	Mr Paul Sanders

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

**The following members were present by Proxy:**

**Nominee**

Lot 10-02100015 Barry Teeling to SA

**Representing**

Mulpha Sanctuary Cove  
(Developments) Pty Limited

**Nominee**

Lot 58 Barry Teeling to SA

**Representing**

Mulpha Sanctuary Cove  
(Developments) Pty Limited

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

**Present by Invitation:**

Mrs Jodie Syrett – Manager of Body Corporate (JS minute taker)

Mrs Cassie McAuliffe – General Manager (CM)

Ms Shanyn Fox – Facilities Manager (FM)

**Apologies:**

Mr Barry Teeling

Lot 22 RECC - Representative

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 - 7th August 2025 (Agenda Item 5.1)</b>	<b>Ordinary Resolution</b>
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Statutory Motion Submitted by Committee

**CARRIED**

**RESOLVED** that the Minutes of the PTBC Extraordinary General Meeting held on 7<sup>th</sup> August 2025 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 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 Approval of PTBC Administrative Fund Budget and Contributions Year Ending 31 October 2026 (Agenda Item 5.2) Ordinary Resolution**

Submitted by Committee

**CARRIED**

**RESOLVED** that the Sanctuary Cove Primary Thoroughfare Body Corporate's administrative fund budget for the financial year ending 31 October 2026 totalling \$1,618,400.00 (excluding GST) be approved and the administrative fund contribution be determined at the rate of \$418.88 per voting entitlement (including GST), with contributions to be levied in 4 instalments as follows:

Yes	19
No	0
Abstain	0

<i>\$/voting entitlement (incl GST)</i>	<i>Levy Period</i>	<i>Due Date</i>
\$104.72	01/11/2025 to 31/01/2026	30/11/2025
\$104.72	01/02/2026 to 30/04/2026	28/02/2026
\$104.72	01/05/2026 to 31/07/2026	31/05/2026
\$104.72	01/08/2026 to 31/10/2026	31/08/2026

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		

<b>3</b>	<b>Approval of PTBC Sinking Fund Budget and Contributions Year Ending 31 October 2026 (Agenda Item 5.3)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that the Sanctuary Cove Primary Thoroughfare Body Corporate's sinking fund budget for the financial year ending 31 October 2026 totalling \$1,096,500.00 (excluding GST) be approved and the sinking fund contribution be determined at the rate of \$283.80 per voting entitlement (including GST), with contributions to be levied in 4 instalments as follows:

Yes	19
No	0
Abstain	0

\$/voting entitlement (incl GST)	Levy Period	Due Date
\$70.95	01/11/2025 to 31/01/2026	30/11/2025
\$70.95	01/02/2026 to 30/04/2026	28/02/2026
\$70.95	01/05/2026 to 31/07/2026	31/05/2026
\$70.95	01/08/2026 to 31/10/2026	31/08/2026

**NOTE: Request for FM to provide a list of projected jobs prior to budget release for consideration.**

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		

<b>4</b>	<b>Approval of engagement and expenditure of NTS Group for emergency repair of 300 mm C-Class irrigation supply line at Serenity Boulevard (Agenda Item 5.4)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that the PTBC EGM retrospectively approve the emergency expenditure of \$36,850.00 (inc. GST) for the repair of the 300 mm C-Class irrigation supply line at Serenity Boulevard, Helensvale, carried out by NTS Group. Funds are to be allocated from the Administration Fund – GL Code 12520 (Irrigation Materials/Machinery).

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		

<b>5</b>	<b>Approval of engagement and expenditure of Plant Management for the watering program of turf reinstatement at Serenity Boulevard (Agenda Item 5.5)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that the PTBC retrospectively approve the emergency expenditure of \$1,672.00 (Inc. GST), for the watering program of turf reinstatement carried out by Plant Management at Serenity Boulevard, Helensvale associated with the irrigation line repair. Funds are to be allocated from the Administration Fund – GL Code 12520 (Irrigation Materials/Machinery).

Yes	19
No	0
Abstain	0

**NOTE: PTBC are happy for these amounts to be delegated to the FM to approve.**

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		

<b>6</b>	<b>Approval of engagement and expenditure of Instrada for inspection of Entry Boulevard and Pines Bridges (Agenda Item 5.6)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that the PTBC EGM authorises the expenditure of \$8,880.30 (incl GST) for the engagement of Instrada to undertake the proposed works as outlined, with funds to be allocated from the Sinking Fund - GL Code 22160.

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		

<b>7</b>	<b>Approval of engagement and expenditure of Biodiversity Australia for amendment and submission of Sanctuary Cove PMP (Agenda Item 5.7)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that the PTBC EGM authorises the expenditure of \$10,758.00 (Incl GST) for the engagement of Biodiversity Australia to undertake the proposed works as outlined, with funds to be allocated from the Administration fund - GL Code 12680.

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 Approval of expenditure for stormwater pit and surrounds on Entry Boulevard (Agenda Item 5.8) Ordinary Resolution**

Submitted by Committee

**CARRIED**

**RESOLVED** that the PTBC EGM authorises the expenditure of \$20,275.39 (Incl. GST) to undertake the proposed works as outlined, with funds to be allocated from the Sinking Fund GL Code - Stormwater Point 224962.

- Smartstone Group: Supply of truck, excavator, and operator
- Reece: Supply and delivery of concrete pits and surrounds
- Turf reinstatement: To be completed in-house

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		

<b>9</b>	<b>Approval to pay Land Tax Invoice from the QLD Revenue Office for the assessment notice 2025-2026 (Agenda Item 5.9)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that the PTBC Extraordinary General Meeting approves payment of the invoice of \$27,808.45 (inc GST) from QLD Revenue Office for the land tax assessment notice for the period 2025-2026.

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		

<b>10</b>	<b>Approval for legal advice on Administration and Facilities Agreement (Agenda Item 5.10)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that the PTBC Extraordinary General Meeting approves expenditure and one of the legal firms below to obtain legal advice on the Administration and Facilities Management Agreements.

Yes	19
No	0
Abstain	0

**Alternatives for Approval for legal advice on Administration and Facilities Agreement (Agenda Item 5.10) Alternatives**

**Motion Alternatives**

**(Option A)** That Chambers Russell Lawyers be engaged pursuant to their fee proposal dated 12 August 2025 at a fee estimate of \$3,000 to \$4,000 (ex GST) to review proposed documents.

**(Option B)** That Colin Biggers & Paisley be engaged pursuant to their fee proposal dated 14 August 2025 at a fee estimate of \$5,000 (ex GST & disbursements) per document.

**'OPTION B' has been selected with the highest votes.**

**Votes:** A : 1 B: 18 Inv: 0



Members Name	A	B	Abstain	Members Name	A	B	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		

<b>11</b>	<b>Engagement of lawyer to advise on draft Recycled Water Customer Schedule with City of Gold Coast and Deed of Supply of Water with SCGCC (Agenda Item 5.11)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that the PTBC engages a lawyer to advise on the draft Recycled Water Customer Schedule with City of Gold Coast and the draft Deed of Supply of Water with Sanctuary Cove Gold and Country Club Holdings Pty Ltd and that one of the below two law firms be engaged to provide that advice in accordance with their fee proposals circulated with the agenda.

Yes	11
No	0
Abstain	8

<b>Alternatives for Engagement of lawyer to advise on draft Recycled Water Customer Schedule with City of Gold Coast and Deed of Supply of Water with SCGCC (Agenda Item 5.11) Alternatives</b>	<b>Motion Alternatives</b>
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**(Option A)** That Chambers Russell Lawyers be engaged pursuant to their fee proposal dated 15 August 2025 at a fee estimate of \$5,000 plus GTS and disbursements.

**(Option B)** That DW Legal be engaged pursuant to their fee proposal dated 18 August 2025 at a fee estimate of \$11,500 - \$14,750 plus GST and disbursements (broken into two stages).

**'OPTION A' has been selected with the highest votes.**

**Votes:** A : 11 B: 0

Inv: 8

Members Name	A	B	Abstain	Members Name	A	B	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		

<b>12</b>	<b>Agreement to amend Shareholders Agreement (Agenda Item 5.12)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that, subject to a satisfactory Deed of Variation to the Shareholders Agreement being prepared and agreed to, the PTBC supports the amendments to the Shareholders Agreement foreshadowed in Mr Stephen Anderson's letter to the PBC of 15 August 2025 (a copy of which has been circulated with this agenda) which include:

- The PTBC will only appoint one director to the Board of Sanctuary Cove Community Services Limited, Sanctuary Cove Security Services Pty Ltd, Sanctuary Cove Body Corporate Services Pty Ltd and Resort Body Corporate Services Pty Ltd.
- The PTBC will support the PBC appointing two directors to the Board of Sanctuary Cove Community Services Limited, Sanctuary Cove Security Services Pty Ltd, Sanctuary Cove Body Corporate Services Pty Ltd and Resort Body Corporate Services Pty Ltd.
- The PTBC will ensure its nominee director supports a resolution at Board level appointing a PBC director in the role of Chairman of the Board.

Yes	19
No	0
Abstain	0

And further, **RESOLVED** that the above proposed amendments are conditional upon the Board remaining functional, cooperative and acting in the best interests of the Company, and the implementation of certain policies and programs by Sanctuary Cove Community Services Limited with respect to Board member skills and experience.

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		

<b>13</b>	<b>Approval of engagement and expenditure of Kevin Holt Consulting to complete the lodgement of Easement Documentation with Titles Qld (Agenda Item 5.13)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that the PTBC EGM authorise the expenditure of \$2,293.50 (incl GST) for the engagement of Kevin Holt Consulting, together with the associated fees payable to Titles Queensland, to undertake the proposed works as outlined. Funding is to be allocated from the Sinking Fund - GL Code 222601.

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		

<b>14</b>	<b>Approval to engage Origin Energy to supply electricity services for a term of 3 years and SME Multiple Site Electricity Agreement for 2 years (Agenda Item 5.14)</b>	<b>Ordinary Resolution</b>
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Submitted by Committee

**CARRIED**

**RESOLVED** that the PTBC engages Origin Energy generally in accordance with the tender submission dated 05 August 2025 for large market electricity supply services to the PTBC for a term of 3 years and SME Multiple Site Electricity Agreement for 2 years. Further, that the PTBC notes the tender submission is only valid for 5 days and that the prices may change at the time the contract is ready to be entered into. And that any two Executive Committee members may sign the contract with Origin Energy.

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		

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

#### **General Business:**

- Engeny presentation at 12:30pm to provide presentation of works completed
- FM to seek breakdown of sediment levels lake-by-lake to help identify the worst-affected lakes for remediation planning.

**MEETING CLOSED** at 01:33 PM

Chairperson: Mr Stephen Anderson X.....