

SANCTUARY COVE PRIMARY BODY CORPORATE GTP 201

A part of the Sanctuary Cove Resort Community



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 2nd October 2025 at 12:30 PM

Meeting time: **12:37pm – 1:04pm**

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)

Apologies:

Mr Barry Teeling

The following members were not financial for the meeting: Nil

A Quorum was present

Nil Conflict of Interest

The Meeting wasn't recorded.

Motions

1	Approval of previous PTBC EGM minutes - 28th August 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 28th August 2025 be accepted as a true and correct record of the proceedings of the meeting.

Yes	19
No	0
Abstain	0

NOTE: It was noted that the fence cloth damage at Sickie Avenue remains unrepaired since the previous meeting. In addition, the paving adjacent to the roadhouse entrance to the village requires maintenance.

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 the PTBC EGM approves the expenditure of \$345,881.80 Inc. GST plus a 10% contingency of \$34,588.18 Inc. GST, for TEW to undertake the remaining works as detailed within the Scope of Works for the Class A Project. Funds are to be allocated from Sinking Fund – GL 222601 (Irrigation Control). Costs are to be apportioned as follows:

- **PTBC:** 30% – \$103,764.54 (incl. GST)
- **PBC:** 70% – \$242,117.26 (incl. GST)

Yes	19
No	0
Abstain	0

Furthermore, **RESOLVED** that the PBC EGM approves a reduction in the required number of quotes from three (3) to one (1), recognising TEW's extensive knowledge of the project, their detailed analysis of the remaining scope, and their unique capability to deliver the works efficiently, mitigate risk, and ensure timely completion ahead of the holiday shutdown.

RESOLVED that the PTBC EGM approves the expenditure of \$17,614.85 Inc. GST for Smartstone to construct a retaining wall and reprofile the land within Cassia Park. Funds are to be allocated from Sinking Fund – GL 222601 (Irrigation Control). Costs are to be apportioned as follows:

- **PTBC:** 30% – \$ 5,284.45 (incl. GST)
- **PBC:** 70% – \$12,330.40 (incl. GST)

Furthermore, **RESOLVED** that the PBC EGM approves a reduction in the required number of quotes from two (2) to one (1), acknowledging the nature of the works, the need for timely completion, and the nominated contractor's ability to deliver the works efficiently with minimal disruption.

RESOLVED that the PTBC EGM approves the expenditure of \$4,780.88 Inc. GST for Plant Management Company to undertake turf reinstatement within Cassia Park. Funds are to be allocated from Sinking Fund – GL 222601 (Irrigation Control). Costs are to be apportioned as follows:

- **PTBC:** 30% – \$ 1,434.26 (incl. GST)
- **PBC:** 70% – \$ 3,346.62 (incl. GST)

RESOLVED that the PTBC EGM approves the expenditure of \$3,960.00 Inc. GST for KBHI to install roof capping on the Entry Bunker. Funds are to be allocated from Sinking Fund – GL 222601 (Irrigation Control). Costs are to be apportioned as follows:

- **PTBC:** 30% – \$ 1,188.00 (incl. GST)
- **PBC:** 70% – \$ 2,772.00 (incl. GST)

RESOLVED that the PTBC EGM approves the expenditure of \$6,050.00 Inc. GST for Wavetime Constructions to supply and install a flattop fence to bunker located on Caseys Rd. Funds are to be allocated from Sinking Fund – GL 222601 (Irrigation Control). Costs are to be apportioned as follows:

- **PTBC:** 30% – \$ 1,815.00 (incl. GST)
- **PBC:** 70% – \$ 4,235.00 (incl. GST)

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 to replace six security fence panels - The Pines Entry Gate on Edgecliff Drive (Agenda Item 5.3) Ordinary Resolution

Submitted by Committee

CARRIED

RESOLVED that the PTBC EGM authorise the expenditure of \$8,140.00 (incl. GST) for the engagement of Firm Finish to undertake the proposed works as outlined. Funding is to be allocated from the Sinking Fund - GL Code 224991

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 Legal advice from CBP regarding Administration & Facilities Agreement:

- The PTBC has no objections to the legal advice provided.
- **Action:** Jodie (Manager BC) to notify Matt at Colin Biggers & Paisley and request that copies be forwarded to Brogan (In-House Counsel).

8.2 Flying Fox relocation with Biodiversity:

- It was noted that the flying fox population is increasing rapidly, resulting in noise and odour issues.
- **Action:** Shanyn (Facilities Manager) to obtain additional contractor quotations and liaise with the State Government regarding potential removal.

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

MEETING CLOSED at 01:04 PM

Chairperson: Mr Stephen Anderson X.....