



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 30 October 2025 at 12:30 PM

Meeting time: **12:35PM – 12:50PM**

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 10-02100015	Mulpha Sanctuary Cove (Developments) Pty Limited	Mr Barry Teeling
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 58	Mulpha Sanctuary Cove (Developments) Pty Limited	Mr Barry Teeling
Lot 278	Body Corporate for Sanctuary Cove Principal Body Corporate	Mr Stuart Shakespeare

The following members present by Voting Paper and In Person:

The following members present by Voting Paper:

Lot 1	Sanctuary Cove Golf and Country Club Electronic vote Holdings Limited	Mr Paul Sanders
Lot 16	Sanctuary Cove Golf and Country Club Electronic vote Holdings Limited	Mr Paul Sanders
Lot 20	Sanctuary Cove Golf and Country Club Electronic vote Holdings Limited	Mr Paul Sanders
Lot 51	Sanctuary Cove Golf and Country Club Electronic vote Holdings Limited	Mr Paul Sanders
Lot 52-02100019	Sanctuary Cove Golf and Country Club Electronic vote Holdings Limited	Mr Paul Sanders
Lot 52-02100026	Sanctuary Cove Golf and Country Club Electronic vote Holdings Limited	Mr Paul Sanders
Lot 53	Sanctuary Cove Golf and Country Club Electronic vote Holdings Limited	Mr Paul Sanders
Lot 54	Sanctuary Cove Golf and Country Club Electronic vote Holdings Limited	Mr Paul Sanders

The following members were present by Proxy:

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 Paul Sanders

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

1	Approval of Previous General Meeting minutes - 2nd October 2025 (Agenda Item 5.1)	Ordinary Resolution
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Submitted by Committee

CARRIED

RESOLVED that the Minutes of the PTBC Extraordinary General Meeting held on 2nd October 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 expenditure and engagement of Secure Access for intercom upgrade (Agenda Item 5.2) **Ordinary Resolution**

Submitted by Committee

CARRIED

RESOLVED that the PTBC EGM approves the expenditure of \$51,296.57 Inc GST for Secure Access Systems to undertake the upgrade of the security intercom network, Funds are to be allocated from the Sinking Fund – GL Code 224340.

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		

3 Approval to enter into Administration Agreement and Facilities Management Agreement (Agenda Item 5.3) **Ordinary Resolution**

Submitted by Committee

CARRIED

RESOLVED that the PTBC enters into the Administration Agreement and Facilities Management Agreement (the **Agreements**) with Sanctuary Cove Community Services Limited ACN 119 669 332 generally in accordance with the proposed terms circulated with the agenda, to commence on 1 November 2025 for a term of one year. And that any two Executive Committee members are authorised to sign the Agreements on behalf of the PTBC.

Yes	19
No	0
Abstain	0

NOTE: 4.2 removal and cost recovery remained.

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		

4 Agreement to extend Security Services Agreement for 1 year (Agenda Item 5.4)

Ordinary Resolution

Submitted by Committee

CARRIED

RESOLVED that the PTBC agrees to extend the Security Services – User Agreement (the agreement under which it receives its security services) for a period of 1 year in accordance with the Letter of Extension from Sanctuary Cove Security Services Pty Ltd dated 21st October 2025 and that any two Executive Committee members are authorised to execute the Letter of Extension.

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		

5 Approval of expenditure to Sanctuary Cove Golf and Country Club for the maintenance of the perimeter fence line (Agenda Item 5.5) **Ordinary Resolution**

Submitted by Committee

CARRIED

RESOLVED that the PTBC EGM approves the quotation from the Sanctuary Cove Golf and Country Club for the maintenance of the perimeter fence line for the period 1 November 2025 to 31 October 2026, at a rate of \$1,889 ex GST per service (nine services annually) and authorises the Facilities Manager to proceed with the engagement.

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		

6 Approval to endorse the proposed 2025/2026 sinking fund projects (Agenda Item 5.6) **Ordinary Resolution**

Submitted by Committee

CARRIED

RESOLVED that the PTBC EGM endorses the proposed 2025/2026 sinking fund projects, as presented, for delivery in the 2025/2026 financial year. This endorsement authorises the Facilities Manager to proceed with planning, scheduling, and delivery of the approved projects.

Yes	19
No	0
Abstain	0

NOTE: SA requested asset inspection for pipes

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		

7 Approval of expenditure and engagement of Weed Blitz for inspection and treatment of the 2 entry lakes (Agenda Item 5.7) Ordinary Resolution

Submitted by Committee

CARRIED

RESOLVED that the PTBC EGM authorise the expenditure of \$22,880.00 (incl. GST) for the engagement of Weed Blitz to undertake the proposed works as outlined. Funding is to be allocated from the Sinking Fund - GL Code 12420.

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	Sale of vehicles to Sanctuary Cove Community Services Limited (Agenda Item 5.8)	Ordinary Resolution
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Submitted by Committee

CARRIED

RESOLVED that the PTBC agrees to sell its interest in the below eight (8) vehicles to Sanctuary Cove Community Services Limited at the book value as shown in column D (totalling \$70,856.70), with the proceeds from the sale to be returned to the PBC and PTBC proportional to each entity's contribution to the purchase price as shown in column E (PBC: 70% (\$49,599.69) and PTBC 30% (\$21,257.01)).

And further, **RESOLVED** that the PTBC agrees to enter into the Contract for the Sale of Vehicles generally on the terms set out in the agreement circulated with the agenda, with any two Executive Committee members authorised to sign the agreement on behalf of the PTBC.

Yes	19
No	0
Abstain	0

	A	B	C	D	E	
				Effective Life 5 Years	Purchase Price Based on Book Value	
	Vehicles	Year	Cost	Book Value*	PBC	PTBC
1	Toyota Hilux 4x2 Workmate Cab Chassis	2025	\$37,070.70	\$37,070.70	\$25,949.49	\$11,121.21
2	Toyota Hilux 4x2 Workmate Cab Chassis	2023	\$39,107	\$23,464	\$16,425	\$7,039
3	Toyota Hilux 4x2 Workmate Cab Chassis	2020	\$23,111	-	-	-
4	Toyota Hilux 4x2 Workmate Cab Chassis	2020	\$20,727	-	-	-
5	Toyota Hilux 4x2 Workmate Cab Chassis	2020	\$23,111	-	-	-
6	Tomberlin (2 seater)	2021	\$13,839	\$2,768	\$1,937	\$830
7	Tomberlin Revenge (4 seater)	2022	\$13,839	\$4,152	\$2,906	\$1,246
8	Tomberlin Revenge (2 seater)	2022	\$11,339	\$3,402	\$2,381	\$1,021

*This cost includes accessories

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.

MEETING CLOSED at 12:50 PM

Chairperson: Mr Stephen Anderson X.....