
Building trust, shaping the future, together.

Sanctuary Cove Principal Body Corporate Newsletter

Issue No. 1 | August 2025



Laying the foundations

A message from the Chairperson and Secretary

Dear Residents and Members Nominees,

As we progress through the second half of 2025, it is timely to reflect on the significant progress made by the Principal Body Corporate (PBC) and the wider Sanctuary Cove community over recent months. This edition of our newsletter is designed to share updates, offer insight into the decisions guiding our work, and acknowledge the contributions of so many who have helped lay the foundations for a stronger and more accountable future.

It has been a privilege to witness firsthand the dedication of our executive committee, Members Nominees, and precinct representatives. Together, we are navigating complex governance, operational reform, and strategic planning — all with the goal of ensuring Sanctuary Cove remains a world-class community, responsive to the evolving needs of its residents.

Featured articles

Governance in Practice

Over the past quarter, several important motions were brought forward and adopted by the PBC, including:

- Approval of new Administration and Facilities Management Agreements:

These agreements introduce more robust performance expectations, greater accountability, and enhanced legal clarity between the PBC and Sanctuary Cove Community Services Ltd (SCCSL).

- Nomination of Stuart Shakespeare as SCCSL Director:

Stuart's continued involvement, despite changes to his eligibility as a Members Nominee, provides critical continuity during a transitional period for the SCCSL Board.

Each decision has been the result of extensive discussion, legal review, and community consultation — and they reflect our shared commitment to best practice governance.

Consultation Highlights

One of the defining features of this year's progress has been the breadth of community consultation. From precinct feedback sessions to working groups and targeted reviews, your voices have shaped the evolution of our service agreements, influenced budget priorities, and informed our governance structure.

The recent decision to replace a number of silky oaks with hoop pines along The Parkway was an example of an extensive consultation process with the residents

directly affected. Their concerns and the overall aesthetic appeal of the streetscape were considered.

Special thanks are extended to Members Nominees and RBC representatives who facilitated precinct discussions, synthesised feedback, and acted as trusted conduits between the PBC and residents. Your time and expertise are deeply appreciated.

Looking Ahead

As we move toward 2026, several key initiatives will continue to shape the work of the PBC:

- FTTH Network Implementation:

Planning and early-stage engagement are underway to prepare for a community-wide access to technology and security, ensuring future-ready digital infrastructure. Shortly, we will enter an agreement with Mulpha personnel, who are acting on behalf of the residents of Harbour 1, to offer connectivity to the PBC owned cable. Mulpha will contribute to all aspects of the PBC owned FTTH including service costs, maintenance and upgrade. Similar agreements will be initiated with other users outside the residential gates.

- Governance Review:

Our ongoing examination of the PBC's operational structure, committee roles, and strategic planning process will deliver recommendations in late 2025/2026.

We prepared the annual review of our financial position, ensuring sinking fund contributions and future capital works remain sustainable and proportionate.

Featured articles

The presentation delivered to members nominees and RBC members was an in depth analysis of our current and future situations. A summary was provided in your recent meeting papers and a full copy of the presentation is available through your members nominee.

Geese Settle into Their New Home on Memorial Island

Sanctuary Cove's feathered residents are settled into their peaceful new home. The flock of geese that were relocated from the old AVEO site earlier this year are now happily settled on Memorial Island.

According to the PTBC wildlife consultant and our own resident goose expert and carer, Ian Duncan, the birds are thriving. Two nests have already been established — one with three eggs and the other with four — a sure sign the geese feel secure in their new surroundings.

Importantly, fewer dogs are now being released off-leash in the area, meaning the geese can rest and nest with less disturbance. This positive change has helped them adjust well to their new environment.

Sadly, the community recently experienced the loss of a gander, that was struck by a vehicle on the Sanctuary Cove Boulevard. This was a sombre reminder of the risks wildlife face when moving between spaces. Ian has suggested that installing appropriate signage, rather than fencing, could be an effective way to raise awareness and help prevent further tragedies.

While many locals instinctively slow down when they approach Memorial Island, there are still drivers who may be unaware. A few well-placed signs could make all the difference in keeping our newly resettled residents safe.

Let's continue to welcome and protect this beautiful flock — they are part of the heart and soul of our Sanctuary Cove community.

Spotlight On: Celebrating Service and Legacy

This edition we pause to honour Wayne Bastion, Members Nominee for Schotia Island, who recently stepped down after many years of service. Wayne's contribution to the work of the PBC was substantial, particularly during periods of uncertainty and change. His steady presence, thoughtful input, and unwavering commitment to the community will not be forgotten.

Understanding Your PBC: How It All Works

The Sanctuary Cove Principal Body Corporate operates under the Sanctuary Cove Resort Act 1985, with 26 Members Nominees representing residential precincts and key interests across the resort.

These nominees are responsible for voting on motions, advising the executive committee, and ensuring decisions reflect the broader interests of our diverse residential community.

Featured articles

The PBC engages contractors, negotiates agreements, maintains shared infrastructure, and protects community interests through advocacy, legal compliance, and financial oversight. For those new to Sanctuary Cove, a full guide to the PBC's structure and powers is available upon request.

We Want to Hear From You

Your views remain critical. Whether it is feedback on recent motions, a suggestion for a future project, or a question about how decisions are made, I encourage you to reach out. Please contact your members nominee for more information. If you are not sure who that might be, please contact SC Body Corporate Services on (07) 5500 3333 for a name and contact details.

You are also welcome to share ideas for upcoming newsletter content or community spotlight features.

Thank you for your continued support and engagement. Together, we are building a community that is resilient, connected, and future focused.

Warm regards,
Cheryl McBride OAM
Secretary, for and on behalf of
Sanctuary Cove Principal Body Corporate

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**Next Meeting:**

PBC EGM - 25 September 2025
(Agenda to follow)

