



**MINUTES OF EXTRAORDINARY GENERAL MEETING**  
**for Sanctuary Cove Principal Body Corporate GTP 202**

**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 27 November 2025 at 10:00 AM

**Meeting time:** **10:02am – 12:21pm**

**Chairperson:** Mrs Cheryl McBride

**ATTENDANCE**

**The following members were Present in Person at the meeting:**

Lot 21	Mulpha Sanctuary Cove (Developments) Pty Ltd	Mr Stephen Anderson
Lot 81	Mulpha Sanctuary Cove (Developments) Pty Ltd	Mr Stephen Anderson
Lot 1702	Cassia GTP 1702	Mr Peter Cohen
Lot 1703	Washingtonia GTP 1703	Mr David Francis
Lot 1712	Livingstonia GTP 1712	Mr Brian Earp (Teams)
Lot 1769	Roystonia GTP 1769	Mrs Cheryl McBride
Lot 1790	Araucaria GTP 1790	Ms Maxine Monroe
Lot 2504	Colvillia GTP 2504	Mr Robert Nolan
Lot 107106	Schotia Island GTP 107106	Mr Lee Uebergang
Lot 107217	Tristania GTP 107217	Mr David Nelson
Lot 107353	Woodsia GTP 107353	Mr Peter Hay
Lot 107399	Caladenia GTP 107399	Mr Tony McGinty
Lot 107406	Corymbia GTP 107406	Ms Suzi Ledger
Lot 107488	Darwinia GTP 107488	Mr Tony Curtis
Lot 107509	Alphitonia GTP 107509	Mr Stephen Anderson

**The following members present by Voting Paper and In Person:**

Lot 21	Mulpha Sanctuary Cove (Developments) Pty Ltd	Owner present (pre-voted)
Lot 1712	Livingstonia GTP 1712	Owner present via Teams (pre-voted)
Lot 107406	Corymbia GTP 107406	Owner present (pre-voted)

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

Lot 83	Mulpha Sanctuary Cove (Developments) Pty Limited	Electronic vote
Lot 2207	Plumeria GTP 2207	Electronic vote
Lot 107045	Harpullia GTP 107045	Electronic vote
Lot 107053	Acacia GTP 107053	Electronic vote
Lot 107128	Felicia GTP 107128	Electronic vote
Lot 107209	Alpinia GTP 107209	Electronic vote
Lot 107442	Molinia GTP 107442	Electronic vote
Lot 107456	Alyxia GTP 107456	Electronic vote

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

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

**Present by Invitation:**

Mrs Simone Hoyle – Governance Leadership Group (GLG)  
Mrs Jodie Syrett – Manager of Body Corporate (Minute Taker – JS)  
Mrs Cassie McAuliffe – General Manager (CMA)  
Mrs Brogan Watling – In-House Counsel (BW)  
Ms Shanyn Fox – Facilities Manager (SF)

**Apologies:**

Mr Michael Longes  
Mr Neill Ford  
Mrs Dianne Taylor  
Mrs Andrea Luyckz  
Mr Peter Hawley  
Mr Malcolm Jackman  
Mr Nabil Issa  
Mr Paul Kernaghan  
Mr Peter Game  
Mr Nicholas Eisenhut  
Mr Hugh Martin  
Mr Mick McDonald

**The following members were not financial for the meeting:** Nil

**3. Quorum:**

- The Chairperson advised that a quorum was represented and declared the meeting open at 10:02am in accordance with Schedule 2, Part 2 of the Building Units and Group Titles Act 1980.

**4. Conflict of Interest (COI):**

- Nil declared, a register has been compiled for recording in the future if there is any COI declared.

**5. The Meeting was recorded:** Yes

**6. Chairpersons Report:**

- It was discussed that changes had been made to the layout of the agenda to improve efficiency and clarity, and to provide a clearer structure for Managers to report on departmental updates.  
- The staff who will frequently attend the meetings are Jodie (Manager of Body Corporate), Shanyn (Facilities Manager), Brogan (In-House Counsel), and Cassie (General Manager). Others, such as Mika (Finance Manager) and Mike (Security Operations Manager), will attend as required.

**-1. Outcome of the 2026 PBC EC nominations:**

- Brian Earp Chairperson at the PBC AGM.
- The Secretary's and Treasurer's nominations will be called from the floor of the meeting. If there are no nominations, expressions of interests will go to the SC community to attract suitably qualified and interested lot owners. A merit selection panel will be formed in January.
- The unopposed Ordinary Members are:
  - Peter Cohen

- David Francis
- Tony McGinty
- Dianne Taylor

- **Action:** Jodie (JS) will send out the CVs of the candidates ahead of the AGM and the role statements of Secretary and Treasurer.
- **2. Note:** The Chairperson addressed an error in the recent newsletter, which incorrectly referred to the “Green Water meter box” instead of the “Green Electricity meter box.”
- **3. Sinking fund:** Managers raised the need for consultation for works that require immediate attention. They disclosed how urgent tasks can impact planned projects. A proposed solution is for the Finance Sub-Committee (FSC) to evolve into a Finance and Risk Sub Committee so that the administration of the sinking fund can be strategised and planned.
- **4. Christmas Gatherings:** Acknowledgements have been sent regarding the proposed Christmas gatherings. Security has confirmed that they will ensure regular patrols of the areas.
- The Schotia Island Members Nominee requested a dedicated Security Officer for the duration of the gathering at Paul Toose Park.
- **Action:** CMA to arrange an extra Security Officer on shift for the purpose of attending Christmas gathering at Paul Toose Park.
- **5. Communication to Tradesmen:** Security has been distributing communications to all tradespeople entering the main gates at 7:00 am this week to ensure compliance with speed limits and road rules. Repeated non-compliance may result in temporary suspension of LPR access.
- **6. Communication from Barry Teeling:** The letter from Barry was discussed, regarding the village gates and the proposed dog park in the new development.
- **7. Residents Card:** Residents of Harbour One will be issued with a Mulpha Card, which will allow access to the Intercontinental Hotel and discounts within the village.
- Section 56 was also mentioned, noting that residents living adjacent to the site have a right of way through the residential zone. This allows both entry through and exit. It does not allow access to stop and utilise the facilities of the Residential Zone or secondary thoroughfare.
- Harbour One residents will be required to speak with Security and identify themselves to access their right of way. Like other visitors, they will require permission of residential lot owners to stay in the residential zone.
- **Action:** The Chairperson and Stephen to work on a communication to the Harbour One residents.
- Colvillia MN enquired if Harbour One residents call out Security, do they pay for this service? Stephen advised there is a separate agreement between Harbour One and Security with limited service to panic button and Fire call outs.
- **8. PBC Proxies in 2026:** The Chairperson advised this is being considered within the Governance Working Group. It has been suggested that the RBC’s nominate another person, at their AGMs, to fill in for the MN when they are absent.
- **9. Gravel Road Briefing FTTH:** Meeting is being held 9<sup>th</sup> December at 9am.
- **10. Golf Club presentation for proposed project:** The Chairperson thanked the MNs who attended the presentation.

## 7. SCCSL Report - CMA:

- The Board has confirmed CMA’s permanent appointment as General Manager of SCCSL.
- Moving forward, CMA highlighted the focus on modernising systems and delivering services at the highest possible level. Team growth is a priority, with the addition of a HR Manager for the next 12 months, primarily tasked with refreshing outdated policies.
- The four departmental managers have a significant year ahead, focusing on business plan improvements.
- Following implementation of the Admin & Facilities Management Agreements, one of the larger projects is the benchmarking exercise for Security and Body Corporate Services.

- The SCCSL Board will discuss key items including the year-end financial report information sharing with stakeholders.
- CMA advised there will be more information from Niche regarding the Community App development.
- The Chairperson requested from CMA information regarding services during an emergency. It will be discussed at the board meeting.
- **Action:** The GM will report at the next meeting.

## **8. Managers Reports:**

### **Brogan (BW) – Access to Secondary Thoroughfare for Locals and Agents:**

- BW discussed the agreement signed by Ray White, which allows a contractor engaged by them to deliver advertising material on their behalf. This agreement is also available for other vendors within the village.
- The deed outlines the obligations that the contractor must adhere to when entering the village behind the gates for this purpose.

### **BW – Foreshadow amendments to the RZABLs:**

- BW advised that this item was circulated in last month's agenda for consideration. The intention is to put it forward as a motion at the PBC AGM in December for a vote on the proposed amendments.
- The primary purpose of these amendments is to address the specific by-law concerning the upkeep of properties.
- In the past, referees have noted that the by-laws do not clearly specify the outcomes the PBC seeks to achieve.
- It was suggested that the track changes be circulated to provide an easy reference for members.
- It was suggested RBCs should update their by-laws. BW advised RBCs should look at the by-laws to determine whether there is a need to update them, given some are quite old.

### **Jodie (JS) – Secondary Thoroughfare by-law amendments:**

- Security will update both tenant and owner parking tickets in their system, and a standard operating procedure (SOP) will be adopted. Enforcement of the procedure will commence on 1st December 2025 to allow the changes to be implemented.
- Security will issue tickets to vehicles parked overnight on the verge, street, or in visitor parking, and provide a spreadsheet to Compliance for action the following day. Compliance will send a courtesy email advising residents of the non-compliant overnight parking. If the issue occurs again, a breach notice will be issued. Residents receiving more than three breaches in a month will have their Licence Plate Recognition (LPR) suspended for 30 days. Continued breaches will result in suspensions of 60 days, then 90 days. If non-compliance persists, an application will be sought from the PBC to file a referee's application for enforcement.
- Security or the Compliance officer will approach residents if they observe a dog off-leash and request the resident's name and address to issue a warning for a breach of the ST by-law.
- The best deterrent is having the council come in and fine the offending residents who let their dogs off the leash regularly.

## **9. Governance Review Report – Simone (SH):**

- Governance documents were distributed to the MNs for feedback as part of the consultation process and was received from the EC, RBCs, and MNs. It focused on strengthening financial delegations, expanding the governance guide and expanded use of acronyms. RBC feedback related to SCRA and ensuring statutory rights are preserved.
- SH recommended that the two governance motions scheduled for today be withdrawn, due to late - feedback

- SH noted that SCRA provides the legislative framework and good governance outlines the process. Both are required for optimum efficacy. The four directional principles are: transparent and constructive consultation; feedback that drives improvement and enhances clarity; recognition that SCRA is the legal foundation; and support for contemporary governance practices that respect statutory rights.
- SCRA is silent on several areas, including training and induction, behavioural expectations, meeting conduct and discipline, role clarity beyond statutory minimums, role statements and TORs, and clarity around risk, safety, and transparency.
- The purpose of these documents is not to reinstate or reinterpret SCRA. They are governance documents designed to sit under the Act, complementing, but not competing with it.
- Changes will be made to delegations based on EC feedback. Additional information provided by the RBCs will be considered. The GWG will focus on the appointment of proxies and fine-tuning appendices relating to voting entitlements.

## 10. Motions

1	<b>Approval of Previous General Meeting Minutes - 30th October 2025 (Agenda Item 10.1)</b>	<b>Ordinary Resolution</b>
Statutory Motion		<b>CARRIED</b>
<b>RESOLVED</b> that the Minutes of the PBC Extraordinary General Meeting held on 30th October 2025 be accepted as a true and correct record of the proceedings of the meeting.		
<i>NOTE: The path extension on the parkway should state from Koala Park to the Schotia Island bridge.</i>		
Yes	15	
No	0	
Abstain	8	

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia			X	Fuschia			
Adelia				Harpullia	X		
Alphitonia			X	Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			Molinia	X		
Araucaria	X			Plumeria			X
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia				Tristania			X
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia	X			MSCD Lot 21 (SA)			X
Darwinia			X	MSCD Lot 81 (SA)			X
Felicia	X			MSCD Lot 83 (MM)			X

Submitted by Chairperson

WITHDRAWN  
By Chairperson

**RESOLVED** that the Principal Body Corporate (PBC) approves the Principal Body Corporate Terms of Reference (ToR), as circulated, to formally define the purpose, functions, responsibilities, meeting procedures, decision-making processes, and governance expectations of the PBC in accordance with the Sanctuary Cove Resort Act 1985 (Qld) (as in force April 2024), the Building Units and Group Titles Act 1980 (Qld), and the Administration and Management Agreement.

Notes for the record:

- The ToR consolidates all relevant statutory duties, PBC responsibilities, authority boundaries, and governance expectations into a single document.
- Once approved, this new revision of the ToR becomes the PBC's primary governance "source of truth" for role clarity and decision making.
- The ToR will be reviewed annually, or earlier if required, and presented for reaffirmation or amendment at the PBC AGM.

Yes	0
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia				Fuschia			
Adelia				Harpullia			
Alphitonia				Justicia			
Alpinia				Livingstonia			
Alyxia				Molinia			
Araucaria				Plumeria			
Ardisia				Roystonia			
Banksia Lakes				Schotia Island			
Bauhinia				Tristania			
Caladenia				Washingtonia			
Cassia				Woodsia			
Colvillia				Zieria			
Corymbia				MSCD Lot 21 (SA)			
Darwinia				MSCD Lot 81 (SA)			
Felicia				MSCD Lot 83 (MM)			

**3 Approval of PBC Role Statements - PBC Members Nominee, Chairperson, Treasurer and Secretary (Agenda Item 10.3)** **Ordinary Resolution**

Submitted by Chairperson

**WITHDRAWN  
by Chairperson**

**RESOLVED** that the Principal Body Corporate (PBC) approves the Role Statements for the PBC Members Nominee, PBC Chairperson, PBC Treasurer, and PBC Secretary, as circulated, to formally establish clear expectations of individual responsibilities, conduct standards, authority limits and governance obligations consistent with the Sanctuary Cove Resort Act 1985 (Qld) (as in force April 2024), the Building Units and Group Titles Act 1980 (Qld), the PBC Code of Conduct, and the PBC Terms of Reference.

Notes for the record:

- The Role Statements define the contribution expected from each role holder and PBC Member Nominee to support consistent understanding across all RBCs.
- The documents enhance clarity, accountability, and continuity in PBC governance, particularly given annual elections and turnover.
- Role Statements will form part of the PBC Governance Manual and will be incorporated into induction processes for all new PBC MNs and each role holder.
- Each Role Statement will be reviewed annually and updated as needed.

Yes	0
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia				Fuschia			
Adelia				Harpullia			
Alphitonia				Justicia			
Alpinia				Livingstonia			
Alyxia				Molinia			
Araucaria				Plumeria			
Ardisia				Roystonia			
Banksia Lakes				Schotia Island			
Bauhinia				Tristania			
Caladenia				Washingtonia			
Cassia				Woodsia			
Colvillia				Zieria			
Corymbia				MSCD Lot 21 (SA)			
Darwinia				MSCD Lot 81 (SA)			
Felicia				MSCD Lot 83 (MM)			

**4 Facilities****4.1 APPROVAL FOR EXPENDITURE AND ENGAGEMENT OF TEW TO UNDERTAKE QUARTERLY PUMP MAINTENANCE ON CASSIA PUMP STATION (AGENDA ITEM 4.1)** Ordinary Resolution

Submitted by Chairperson

**CARRIED**

**RESOLVED** that the PBC EGM authorises the expenditure of \$9,900.00 (incl. GST), for the engagement of TEW to undertake the proposed works as outlined, with funds to be allocated from the Administration Fund – GL Code 12520.

Yes	23
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			Molinia	X		
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia				Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia	X			MSCD Lot 21 (SA)	X		
Darwinia	X			MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)	X		

**4.2 APPROVAL FOR EXPENDITURE FOR LIGHT REPLACEMENTS ON EDGECLIFF DRIVE (AGENDA ITEM 4.2)**

Ordinary Resolution

Submitted by Chairperson

**CARRIED**

**RESOLVED** that the PBC EGM authorises the expenditure of \$8,567.24 (incl. GST), for the engagement of JR Electrical to undertake the proposed works as outlined, with funds to be allocated from the Sinking Fund – GL Code 222201

Yes	23
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			Molinia	X		
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia				Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia	X			MSCD Lot 21 (SA)	X		
Darwinia	X			MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)	X		

**4.3 APPROVAL FOR FACILITIES MANAGER TO INFORM LOT OWNERS/RELEVANT BODIES CORPORATE OF FINDINGS FROM THE SRB REVETMENT AND GABION ROCK REPORT AND OBTAIN QUOTATIONS FOR REPAIR OR RECTIFICATION (AGENDA ITEM 4.3)**

Ordinary Resolution

Submitted by Chairperson

**CARRIED**

**RESOLVED** that the PBC EGM acknowledges receipt of the SRB Revetment and Gabion Rock Report and authorises the Facilities Manager to inform individual lot owners and/or the relevant Bodies Corporate of the findings and to obtain quotations for the repair or rectification of the identified issues.

Yes	23
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			Molinia	X		
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia				Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia	X			MSCD Lot 21 (SA)	X		
Darwinia	X			MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)	X		

**4.4 APPROVAL FOR EXPENDITURE AND ENGAGEMENT OF SECURE  
ENTRY FOR PREVENTATIVE MAINTENANCE OF BOOM GATES FOR  
MARINE DRIVE NORTH AND BOAT RAMP (AGENDA ITEM 4.4)**

Ordinary Resolution

Submitted by Chairperson

**CARRIED**

**RESOLVED** that the PBC EGM authorises the expenditure of \$2,640.00 (incl. GST), for the engagement of Secure Entry to undertake the proposed works as outlined, with funds to be allocated from the Administration Fund – GL Code 12780 and approves execution of the agreement dated 30 October 2025.

Yes	23
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			Molinia	X		
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia				Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia	X			MSCD Lot 21 (SA)	X		
Darwinia	X			MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)	X		

**4.5 APPROVAL FOR THE PLUMERIA AND WASHINGTONIA SECONDARY CONNECTOR LANDSCAPING WORKS (AGENDA ITEM 4.5)** Ordinary Resolution

Submitted by Chairperson

**CARRIED**

**RESOLVED** that the PBC EGM approves the Plumeria and Washingtonia Secondary Connector Landscaping Works as detailed as per the Scope of Works, aligning with the recommendations from the Vegetation Management Plan (VMP, Dec 2024), and that one of the below three contractors be engaged to perform the work in accordance with their quotations circulated with the agenda.

Yes	23
No	0
Abstain	0

The cost of the works is to be met from the Sinking Fund (GL Code 22280 – Landscape), noting that these works are included within the proposed Sinking Fund Program for FY 2025–2026.

**NOTE:** Please refer to the supporting documentation to better understand recommendation.

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			Molinia	X		
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia				Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia	X			MSCD Lot 21 (SA)	X		
Darwinia	X			MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)	X		

**4.5 Alternatives**

**Option A**

Solutions + at a cost of \$90,396.66 (Inc GST), see quotation VR02-5151-0244

**Option B**

Treelink Urban Tree Management at a cost of \$89,973.40 (Inc GST), see quotation 34545

**Option C**

The Plant Management Company at a cost of \$123,915.00 (Inc GST), see quotation QU3004

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

**Votes:** A: 19    B: 4    C: 0    Inv: 0

Members Name	A	B	C	Members Name	A	B	C
Acacia	X			Fuschia			
Adelia				Harpullia		X	
Alphitonia	X			Justicia			
Alpinia		X		Livingstonia	X		
Alyxia		X		Molinia	X		
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia				Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia	X			MSCD Lot 21 (SA)	X		
Darwinia	X			MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)		X	

**4.6 APPROVAL FOR MULPHA DEVELOPMENTS TO CONNECT TO NEW SWITCHBOARD INSTALLED AS PART OF THE VILLAGE GATES/THE PARKWAY RECONSTRUCTION WORKS (AGENDA ITEM 4.6)**

Ordinary Resolution

Submitted by Chairperson

**CARRIED**

**RESOLVED** that the PBC EGM approves Mulpha Developments (MSC(D)) connecting to the new switchboard (SB) installed as part of the Village Gates / The Parkway reconstruction works to provide power for MSC(D)s proposed transfer pump, on the following basis:

Yes	22
No	1
Abstain	0

- MSC(D) is to apply for and hold an electricity account, including application for a new meter to be installed by Energex, with all establishment costs and ongoing electricity charges to be fully funded by MSC(D).
- MSC(D) is authorised to connect its proposed transfer pump, which will draw power to transfer C-Class water from the 10th Green Lake to Lake 4A—to the PBC switchboard, and will fund all consumer mains and any additional switchboard works required beyond the PBC's needs.
- No electricity costs are to be charged to the PBC, noting that the PBC will also be connected to the switchboard but will consume negligible power relative to MSC(D)'s pump.
- MSC(D), will be responsible for all future electricity costs associated with the entire pillar, including those attributable to the PBC's connected devices.

This motion confirms that the PBC will have no financial liability for the connection, or ongoing electricity supply associated with this switchboard.

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia		X		Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			Molinia	X		
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia				Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia	X			MSCD Lot 21 (SA)	X		
Darwinia	X			MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)	X		

**4.7 APPROVAL FOR EXPENDITURE AND ENGAGEMENT OF  
AUSTRALASIAN MARINE ASSOCIATES PTY LTD (AGENDA ITEM 4.7)** Ordinary Resolution

Submitted by Chairperson

**CARRIED**

**RESOLVED** that the PBC EGM agrees to expend \$719,048.00 Inc GST for the engagement of Australasian Marine Associates Pty Ltd to undertake the Harbour Entrance Hot Spot Maintenance Dredging works. Funds to be expensed to the Sinking fund GL Code 222372 - Harbours

Yes	23
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			Molinia	X		
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia				Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia	X			MSCD Lot 21 (SA)	X		
Darwinia	X			MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)	X		

**4.8 APPROVAL FOR EXPENDITURE AND ENGAGEMENT OF MLEI QUEENSLAND PTY LTD FOR SEWAGE RETICULATION PUMP STATION ASSESSMENT (AGENDA ITEM 4.8)**

Ordinary Resolution

Submitted by Chairperson

**CARRIED**

**RESOLVED** that the PBC EGM authorises the expenditure of \$13,750 incl. GST, for the engagement of MLEI Queensland Pty Ltd T/A OSKA Consulting Group to undertake the proposed works as outlined, with funds to be allocated from the Sinking Fund – GL Code 22126

Yes	23
No	0
Abstain	0

Members Name	Yes	No	Abstain	Members Name	Yes	No	Abstain
Acacia	X			Fuschia			
Adelia				Harpullia	X		
Alphitonia	X			Justicia			
Alpinia	X			Livingstonia	X		
Alyxia	X			Molinia	X		
Araucaria	X			Plumeria	X		
Ardisia				Roystonia	X		
Banksia Lakes				Schotia Island	X		
Bauhinia				Tristania	X		
Caladenia	X			Washingtonia	X		
Cassia	X			Woodsia	X		
Colvillia	X			Zieria			
Corymbia	X			MSCD Lot 21 (SA)	X		
Darwinia	X			MSCD Lot 81 (SA)	X		
Felicia	X			MSCD Lot 83 (MM)	X		

**11. CFI:**

- Noted

**12. CFA:**

**CFA 1. – Removal of protected trees at Marine Drive East:**

- A meeting will be set up with Jade, Cheryl and Shanyn to discuss the policy, compliance with statutory regulations, and to alleviate her concerns.

**CFA 2. – 5925 requests for tree removal on PBC land:**

- PBC agreed for Shanyn to reach out to the owner and determine the reason tree removal. If deemed healthy, the PBC agrees the tree remains in place.
- **Action:** SF to engage a subject matter expert to inspect and discuss with the lot owner.

**CFA 3. – Off-leash dog park in Future Mulpha Development:**

- **Action:** JS to add to MIPs.

**13. Reports For Information:**

- Noted

**14. General Business:**

- Darwinia MN raised a concern regarding the drainage works in Darwinia Park
- SF advised she would attend onsite to speak with the contractors, as she had not previously been made aware of any issue.
- The second sandbags have been installed.
- **Action:** SF onsite inspection.
- CCTV stage 3 cameras were discussed, SF advised it is included within the FY 2025-2026 proposed projects.
- SF advised data received from Security, taken from the temporary camera installed at the Schotia Island intersection, showed that approximately 95% of vehicles driving on the wrong side of the intersection were residents and 5% were contractors. A total of 53 vehicles were recorded using the intersection incorrectly during the week-and-a-half period.

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

**MEETING CLOSED** at 12:21PM

Chairperson: Mrs Cheryl McBride X.....