



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

**Location of meeting:** Shop 1A, Building 1, Masthead Way, Sanctuary Cove, QLD, 4212  
**Date and time of meeting:** Thursday, 2 April 2026 at 9:00 AM  
**Meeting time:** 9.00am – 09.24am  
**Chairperson:** Mr Brian Earp

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### ATTENDANCE

#### The following Members Nominees (MNs) were Present in Person at the meeting:

GTP 2504	Colvillia Body Corporate	Mr Robert Nolan
GTP 107353	Woodsia Body Corporate	Mr Peter Hay
GTP 107434	Zieria Body Corporate	Mr Hugh Martin

#### The following Members Nominees (MNs) present In Person at the meeting and by Electronic Vote:

GTP 107045	Harpullia Body Corporate	Mr Shaun Clarke
GTP 1712	Livingstonia Body Corporate	Mr Brian Earp

#### The following Members Nominees (MNs) were present by Electronic Vote:

GTP 1701	Bauhinia Body Corporate	Mrs Dianne Taylor
GTP 1703	Washingtonia Body Corporate	Mr David Francis
GTP 1769	Roystonia Body Corporate	Mrs Simone Hoyle
GTP 1790	Araucaria Body Corporate	Mrs Maxine Monroe
GTP 2207	Plumeria Body Corporate	Mr Nicholas Eisenhut
GTP 107053	Acacia Body Corporate	Mr Michael Longes
GTP 107106	Schotia Island Body Corporate	Mr Lee Uebergang
GTP 107128	Felicia Body Corporate	Mr Malcolm Jackman
GTP 107209	Alpinia Body Corporate	Ms Caroline Brisebois
GTP 107217	Tristania Body Corporate	Mr David Nelson
GTP 107360	Adelia Body Corporate	Mr Gary Simmons
GTP 107399	Caladenia Body Corporate	Mr Anthony McGinty
GTP 107406	Corymbia Body Corporate	Mrs Suzanne Ledger
GTP 107442	Molinia Body Corporate	Mr Peter Game
GTP 107456	Alyxia Body Corporate	Mr Neill Ford
GTP 107488	Darwinia Body Corporate	Mr Anthony Curtis

#### The following Members Nominees (MNs) were present by Electronic Vote and held proxies:

Nominee	Representing
Mr Mick McDonald	Lot 83 - Mulpha Sanctuary Cove (Developments) Pty Limited

Nominee	Representing
Mr Stephen Anderson	Lot 81 - Mulpha Sanctuary Cove (Developments) Pty Ltd

Nominee	Representing
Mr Stephen Anderson	Lot 21 - Mulpha Sanctuary Cove (Developments) Pty Ltd

Nominee	Representing
Mr Stephen Anderson	Alphitonia Body Corporate GTP 107509

**Present by Invitation:**

- Mrs Cheryl McBride - PBC Secretary (Non-voting)
- Mrs Cassie McAuliffe – General Manager
- Mrs Brogan Watling – In-house Counsel
- Mr Matthew James – Body Corporate Manager & Minute Taker
- Mrs Tamara Jones – Office Manager & Minute Taker

**Apologies:**

- Mr Lee Uebergang – MN for Schotia Island GTP 107106

1. The Chairperson advised that a quorum was represented and declared the meeting open at 09:00AM in accordance with Schedule 2, Part 2 of the Building Units and Group Titles Act 1980.
2. The following members were not financial for the meeting: **Nil**
3. The Meeting was recorded: **Yes**
4. Conflict of Interest: **Nil**

**Motions**

<b>1</b>	<b>Approval of Previous General Meeting Minutes - 26 March 2026</b>	<b>Ordinary Resolution</b>
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Statutory Motion Submitted by Chairperson

**CARRIED**

**THAT** the Minutes of the PBC Extraordinary General Meeting held on 26 March 2026 be accepted as a true and correct record of the proceedings of the meeting.

Yes	17
No	2
Abstain	6

Concern was raised regarding wording used in the previous meeting minutes in relation to EC responsibilities and accountability. The Secretary noted the concerns.

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

Submitted by Chairperson

**CARRIED**

**THAT**, pursuant to Document B – Special Conditions, Clause 6 of the FTTH Network Management Agreement, the PBC resolves to exercise its discretion to extend the Term of the Contract with Opticomm Pty Ltd for a further period of one (1) year, commencing 01 April 2026 and expiring 31 March 2027, subject to the agreement of Opticomm Pty Ltd.

Yes	25
No	0
Abstain	0

An update on the FTTH Network project was provided by the FTTH team leader. Phase Two of the asset audit, a comprehensive mapping of all infrastructure and its condition, is nearing completion. A financial evaluation report (Phase Five) is anticipated to be presented to the EC in May.

The potential extension of the network to external entities (including the Golf Club, Village, and Hotel) was also discussed. It was confirmed this is technically feasible without impacting service to existing residents.

Gravelroad Group will present their final report and recommendations to the PBC.

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

There being no further business, the Chairperson declared the **meeting closed at 9.24am**.