DOC-REF 200BB4

From: QUAYS
To: Andy Doves
Cc: Alexander, Jock; Comber, Margaret; Glover, Kaye; Christine (Quays) Mathew; Darren Mclean; Norris, Greg; Fiona Day
Subject: Re: QUAYS EGM MOTION (EGM1)
Date: Monday, 17 January 2022 15:13:31

Dear Mr Doves

Given the frequency and ill considered nature of much of your correspondence of late, including that referenced below, we ask you to refrain from communicating directly with committee members to their personal email addresses. As administrative managers to the body corporate, we have fielded numerous written complaints of late regarding this conduct.

To remove any doubt and to avoid committee members placing a private block against your emails (which they are entitled to do) we request you address all communication intended for the committee through The Secretary via this office to either: **quays@valuestrata.com.au** or **PO Box 501, Coomera City Center Q 4209.** Should you fail to respect these protocols, I will recommend all committee members block your address from their private inbox.

I will respond on behalf of the committee to the matters you raise below as follows:

1. Do not expect any response to matters that are not appropriately addressed via the Secretary through our office. Only then, if relating to the business of the body corporate, will it be forwarded to the Committee for its consideration at the next opportunity of its meeting. Your disagreements, opinions, interpretation or wishes are not the business of the body corporate and unless serious, will likely be discarded by our office.

2. The Committee will not be responding to your enquiry on Motion 3 of EGM re Audit. The Committee will proceed at its sole discretion and at a time of its choosing. More simply put, you fail to recognise that this motion used the word 'audit' in its general sense and not in the statutory context so as to invoke any section of the regulations. (ie solar audit; water audit; transaction audit etc)

3. It remains bewildering that you persist to assume you know the intention of that motion (' manner contrary to its intention') and the common understanding of all other owners ('the Owners' understanding).

Finally, I draw your attention to the decision in *Tank Tower v George Covey* as to the potential consequences of such misguided conduct continuing.

Please consider all correspondence and its necessity carefully and attempt to cooperate with your committee for the betterment of the community.

Kind regards
Mike Murray - BCM

On Mon, Jan 17, 2022 at 2:04 PM Andy Doves <dovesadd@bigpond.com> wrote:

To The Quays Committee

I refer to my below email sent 33 days ago on 15/12/21 to Darren McLean and Value Strata, and to which I have not to date received a response.

The below mentioned motion, proposed by the Committee and confirmed by a majority with 48 votes in favour, is the only motion that has not been actioned in the 108 days since the EGM held on 30 September 2021 (EGM1).

Can you please explain the delay and advise when a qualified Chartered Accountant and Registered Auditor will be engaged as required for an audit motion?

Aside from the fact that you have failed to enact a motion in a reasonable time I would also draw your attention to Sections 166 & 167 of the Accommodation Module Regulation 2020.

S166 (5) a member of the committee; a body corporate manager and/or an associate of either - cannot be appointed to audit the accounting records or the statement of accounts of the body corporate.

S167 - refers to the required Auditing qualifications and experience

Regards

Andy Doves

Lot 3006

From: Andy Doves <dovesadd@bigpond.com>
Sent: Wednesday, 15 December 2021 08:47
To: 'quays@valuestrata.com.au' <quays@valuestrata.com.au>
Cc: 'Darren Mclean' <darren.mclean@pico.com>
Subject: RE: QUAYS EGM MOTION

The Quays Committee

EGM Motion 3 Audit of Accounts was passed by a majority on 30 September 2021.

Can you please confirm that a qualified Chartered Accountant and Registered Auditor has been engaged for this purpose as per the Owners' understanding of this motion.

I would hate to think that the committee has, for whatever reasons, interpreted this motion in any manner contrary to its intention, the Owners' understanding and the Owners' experience with such motions; and have failed to engage a qualified and independent practitioner.

Best regards

Andy Doves

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