

From: [Andy Doves](#)
To: ["South Coast"](#)
Subject: RE: Notice of Annual General Meeting - Emerald Lakes - The Quays CTS 33891
Date: Thursday, 22 June 2023 8:45:00
Attachments: [image002.png](#)
[image005.png](#)
[ADD REPLY to Stansure RESPONSE to ADD QUERIES 230621.pdf](#)

Hi Tania

Firstly, thank you for your response. I believe it is the first considered response I have received from a Quays BCM/Quays Committee since prior to 30 September 2021.

My replies are in **bold red** on the attached.

In summary I think you are trying to tell me that the accounts labelled - "For the Financial Period 05/12/2022 to 31/03/2023" and "Consolidated" - are really the accounts "For the Financial Year ended 31/03/2023"?
 And that you, the auditor and the committee did not notice this.

Big picture - why not correct this labelling error, if that's what it is, and let everybody know.
 Details – still a lot of errors to correct.

Regards
 Andy Doves
 Owner Lot 3006

From: South Coast <southcoast@stansurestrata.com.au>
Sent: Wednesday, June 21, 2023 12:55 PM
To: dovesadd@bigpond.com
Subject: Notice of Annual General Meeting - Emerald Lakes - The Quays CTS 33891

Dear Andy

We refer to your email of 5 June 2023 and have attached detailed responses to your queries raised. It should be noted Stansure Strata have been in operation for over 25 years and have earned a reputation for our extensive knowledge and professionalism in the industry and can assure you this will be reflected moving forward for Emerald Lakes – The Quays.

Our office is not in a position to speak to prior issues you have had with previous Financials and/or Committee. As an owner you will be aware of the recourse available for owners through the Office of the Commissioner for Body Corporate and Community Management.

We look forward to your participation at the Annual General Meeting next week.

Yours faithfully,

Tania Moore

On behalf of your Strata Management Team
Tania Moore and Andrew McGregor

Brisbane Offices:
 PO Box 184, KEDRON 4031
 Ph: (07) 3359 9877
 Fax: (07) 3359 9855

Central Queensland Offices:
Bundaberg,
 PO Box 2224, BUNDABERG 4670
 Ph: (07) 4153 4033
 Fax: (07) 4151 4200
Rockhampton,
 PO Box 2224, BUNDABERG 4670
 Ph: (07) 4927 1720

Gold Coast Office:
 PO Box 6365, GCMC 9726
 Ph: (07) 5531 6333
 Fax: (07) 5562 1809

theteam@stansurestrata.com.au
www.stansurestrata.com.au

ACN: 084 149 413
 ABN: 83 084 149 413

From: Andy
 Doves

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 Stansure Strata.

<dovesadd@bigpond.com>

Sent: Monday, June 5, 2023 3:27 PM

To: The Team <theteam@stansurestrata.com.au>; South Coast <southcoast@stansurestrata.com.au>
Subject: RE: Notice of Annual General Meeting - Emerald Lakes - The Quays CTS 33891

Hi Tania & Andrew
Further to my email of 1/6/23 please now see the attached for my updated review of the AGM papers and financials, etc.
Regards
Andy Doves
Owner Lot 3006

From: Andy Doves <dovesadd@bigpond.com>
Sent: Thursday, June 1, 2023 9:14 AM
To: 'theteam@stansurestrata.com.au' <theteam@stansurestrata.com.au>; Stansure Strata <southcoast@stansurestrata.com.au>
Subject: Notice of Annual General Meeting - Emerald Lakes - The Quays CTS 33891

Hi Tania & Andrew
Thank you for the AGM papers.
However, I am extremely disappointed given the fiasco over the 21/22 financials (that you, DDA (and I) spent so much time and money sorting out) that once again the Owners have been given non-compliant AGM papers and financials. For example.

1. The auditor states:
"We have audited the accompanying report, being a special purpose financial report of Emerald Lakes – The Quays CTS 33891, which comprises the balance sheet as at 31 March 2023, the Statement of Income & Expenditure of the Administrative and Sinking Fund for the year ended."
Unfortunately, you have **not included the Statement of Income & Expenditure of the Administrative and Sinking Fund for the year ended 31 March 2023**. You have included:-
 - a. Detailed Income and Expenditure Statements for 1 April 2022 to 5 December 2022; and
 - b. Income and Expenditure Statements for the Financial Period 5/12/2022 to 31/03/2023.
2. The auditor states:
"The body corporate changed Body Corporate Manager during the financial period and the financial software changed. As a result, the financial statements do not include comparative data on the Balance Sheet due to the functionality of the body corporate software."
"Accounting Standard AASB 101 Presentation of Financial Statements and Body Corporate and Community Regulation 2008 (part 8 section 154 (5)) states the statement of accounts must include the corresponding figures for the previous financial year. These financial statements are therefore non-compliant with the legislation. Prior year accounts need to be reviewed separately to obtain comparative data reported."
 - a. So for the second year running our financials prepared for the AGM have not included comparative figures and we are non-compliant, again.
 - b. On 22 Nov 2022 Owners were sent revised and audited financials for the YE 31 March 2022. **These financials were prepared manually (by the auditor and/or Stansure) and included 2021 comparatives on both the Balance Sheet and Inc & Exp Statements.**
What reason therefore has the committee for not preparing compliant, comparative financials in the same manner for the YE 31 March 2023? It would be the easy sensible thing to do.
3. "Motion 2, Financial Statements (Ordinary Resolution), Statutory Motion Submitted by: Committee. That the audited financial statements prepared to 31 March 2023 by Stansure Strata be adopted by the meeting."
 - a. This is not compliant as it does define the period of the financial statements. It should state: That the audited financial statements **for the financial year ended 31 March 2023** be adopted by the meeting."
 - b. The related note in the Explanatory Schedule #1 only partially meets the disclosure obligations of Part 8, s165. Why?
4. We have a balance sheet "For the Financial Period 5/12/2022 to 31/3/2023". This cannot be correct as balance sheets are always as at a specific date; e.g., the financial YE date which in this case is 31 March 2023.
5. "Motion 19, Variation Of Caretaking and Letting Agreement."
It appears that the committee has not for the first time, ignored a decision made at a general meeting by Owners. I refer to the AGM of 24 August 2021 – Motion 10. LEGAL ADVICE ON CARETAKING AND LETTING AGREEMENTS ORDINARY RESOLUTION

The above issues are just from a quick read of the AGM papers and I will certainly be going over the papers and the financials (such as they are) in more detail on the weekend. Maybe the above is enough for a re-think on your part but history tells me that this committee acknowledges, admits, apologises for nothing. They even pushed through the unaudited rubbish financials at last year's AGM in full knowledge that they were a complete misrepresentation.

By early next week I will certainly be communicating with Owners and taking advice on further best action.

Regards
Andy Doves
Owner Lot 3006

From: Stansure Strata <theteam@stansurestrata.com.au>
Sent: Wednesday, May 31, 2023 1:58 PM
To: dovesadd@bigpond.com
Subject: Notice of Annual General Meeting - Emerald Lakes - The Quays CTS 33891

Dear Owner,

Please find attached correspondence for your attention.

Kind regards

Stansure Strata

On behalf of your Strata Management Team



Brisbane Offices:

PO Box 184, KEDRON 4031

Kedron: Ph: (07) 3359 9877 Fax: (07) 3359 9855

Central Queensland Offices:

Bundaberg, PO Box 2224, BUNDABERG 4670

Ph: (07) 4153 4033 Fax: (07) 4151 4200

Rockhampton, PO Box 900, ROCKHAMPTON 4700

Ph: (07) 4927 1720

Gold Coast Office:

PO Box 6365, GCMC 9726

Ph: (07) 5531 6333 Fax: (07) 5562 1809

Email: theteam@stansurestrata.com.au

Website: www.stansurestrata.com.au

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ACN: 084 149 413 ABN: 83 084 149 413

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