

From: [Andy Doves](#)
To: [Stansure Strata](#)
Subject: QUAYS "INFORMAL" DECISIONS
Date: Thursday, 8 June 2023 8:32:00

Hi Tania & Andrew
Sorry to bother you again but

DECISIONS BY THE COMMITTEE THAT ARE UNAPPROVED and/or UNCONFIRMED

It appears that for two years the committee has been making many decisions at "informal meetings" under the misapprehension that such decisions are - not motions, do not need to be voted on, do not need to be properly recorded or reported to Owners, or confirmed at a formal committee meeting.

As you would be aware, all decisions made outside of a formal committee meeting are motions that must be voted on, recorded and reported to Owners, and then confirmed at a formal committee meeting.

This includes decisions made - at informal meetings, via circulation of papers, or via conference calls, etc. All such decisions are by default a VOCM and the relevant legislation applies.

The relevant legislation is the BCCM (Accommodation Module) Regulation 2020, Division 5, Minutes and other records of committee, section 63. Particularly note subsections, (1), (2); and (6) (i) (a) (i) which states:

"record of motions means a record – of each motion that is – voted on other than at a meeting;".

Here are 6 examples that I know ofthere will be more.

1. The authorisation of an internal review of the 20/21 financials conducted by Fiona Day, Christine Mathew & Margaret Comber; yet referenced in several committee meetings and minutes.#
2. The establishment of the Quays Website, referenced in several committee meetings & minutes but without any reference to setup and/or ongoing costs.
3. The committee-submitted amendment to a statutory motion at the 16/6/22 AGM that: the next audit cover the two years ending 31/3/23.
4. The appointment of an auditor for the 21/22 financials and at what cost and with what scope of works.
5. The approval (and the distribution to Owners) of the revised 21/22 financials.
6. VOCM on 8/11/22 re assignment of BCM Agreement not confirmed at Committee Meeting on 12 /12/22.

There is no record to confirm that the committee voted either in meeting or outside meeting (VOCM) to make these first five decisions, as is required by the regulations.

And there are no confirmations of any of the six decisions at any subsequent committee meetings - again, as is required by the regulations.

Could you please advise the committee of this procedural failure and have it corrected for any such past, present and future decisions.

Note # confirmed on 6/6/23 in an email from a committee member - "The internal review was decided at an informal meeting of committee members". **The email is available if required.**

Best regards
Andy Doves
+61 419 203 110