

**TO:** The Quays Committee, Emerald Lakes  
**FROM:** Andy Doves, Owner Lot 3006  
**SUBJECT:** Christine Mathew  
**DATE:** 28 February 2023

It is with some regret that I write to the committee at this time, having delayed it from last year when Christine Mathew (CM) took a leave of absence and it was uncertain if she would resume committee duties. However, from an email CM sent to Stansure on 20/2/22@1021, cc'd the committee, and bcc'd to me for some unknown reason; it is now apparent that her intention is to return to the Quays committee and to her role as the Quays PBC representative.

I therefore now draw your attention to the following incidences of behaviour by CM during 2022, which amount to an unprovoked and an emotional personal attack on a Quays Owner, and which demonstrate immature and unprofessional behaviour by a body corporate committee member that cannot be ignored. Such behaviour is in breach of the Code of Conduct for Committee Voting Members of the BCCM Act 1997 (CoC).

**INCIDENT 1 – breach CoC 2(1), 3 & 4**

17 Jan 2022@1600: I sent an email to the committee and Value Strata regarding two anomalies (minor errors) in the minutes of a committee meeting held on 14 Dec 2021. The email is brief, factual, business-like, and unprovocative.

CM responds to ADD on 17 Jan 2022@1945 following on the theme of an earlier Value Strata email and states: *"Sincerely hope you look into getting the help you need" and includes a diatribe on narcissism."*

In the earlier Value Strata email response on 17 Jan 2022@1652 to ADD - Value states: *"Andy, please seek the help you require."*

**See Attachs A, A1 & A2**

I forwarded all correspondence to the Quays Chairman and/or the committee but there was, and has been, no response.

**INCIDENT 2 – breach CoC 2(1), 3 & 4**

19 Feb 2022@2257: CM sends a late-night disjointed email to ADD on various diverse matters and accusing ADD of being: *incensed, indignant, critical, prevaricated, attacking and making unfounded allegations?*

**See Attach B**

**INCIDENT 3 – breach CoC 1, 2(1) & 4**

A string of emails from 24 Apr 2022 to 9 May 2022 from CM to ADD wherein CM complains regarding her ineligibility to vote (at EGM of 30/9/21) and her inability to understand what a body corporate debt is. CM's email of 7 May 2022 is of particular relevance as I am accused of: *providing a false document, of lying, being bitter, having a bruised ego, being sick & twisted, being on a personal vendetta, being narcissistic and having a vengeful attitude.*

**See Attach C**

**INCIDENT 4 – Breach CoC 2(2) & 4**

11 Nov 2022@0921: I report to the committee that someone has posted two comments on the EL Lifestyle Facebook page under the username "The Quays at Emerald Lakes".

On the same day CM admits via email to ADD and the committee to the erroneous postings, without apology to me or the committee, and took the opportunity to once again abuse me by stating: *".....but if all people have to do is sit in their little dark room writing frivolous emails when there (sic) so many more issues needing attention then they should be ashamed and pitied."*

Furthermore, CM's abusive comments were not restricted to that email as she posted both emails (hers and mine) **on her own Facebook page where they remain to this day**. (And probably also on the EL Lifestyle Facebook page although this cannot be confirmed), The mails were posted deliberately in full, disclosing information about an owner of a lot in contravention of the CoC 2(2).

**See Attachs D, D1, D2 & D3**

**INCIDENT 5 – breach CoC 2(1) & 4**

14 Nov 2022@1948 CM sends a letter to all Owners, disclosing all Owners email addresses to every recipient. **See Attach E**

**INCIDENT 6 - breach COC 1, 2(2) & 3**

Furthermore, her role as our representative on the PBC has left a lot to be desired. It is clear that her understanding of the Act and the Regulation module is minimal, as is her understanding of a layered scheme and the differences between the manner in which a PBC complies and operates as opposed to subsidiary bodies corporate.

CM took on the role effective from the 14/12/21 committee meeting and in the four Quays committee meetings since that date (17/2/22, 5/5/22, 13/10/22 & 12/12/22), PBC business was minuted on only two occasions, for a total of thirteen lines.

Yet, as I attend every one of these meetings, as well as all PBC Committee & Generals meetings, I note that CM has her own agenda, demonstrated at meetings and via correspondence, in regard to the PBC and other non-Quays matters. As a result, she is rarely, if at all, acting in the best interests of the Quays and/or the PBC.

CM's behaviour as evidenced is emotional, personal, immature and unprofessional; and, demonstrates an ongoing and continued disregard for the integrity and behaviour required of a fit and proper person to be a member of the Quays committee; and, to represent the Quays on the Principal Body Corporate.

I request that the committee take appropriate action and remove her from the committee.

As this is a sensitive issue and would cause embarrassment to CM and the Quays I have not, in the first instance, copied this complaint to CM, the PBC, Stansure Strata or any other parties, pending the committee's decision.

**Andy Doves**

***Additional Attachment:***

***F - Code of Conduct for Committee Voting Members***

**From:** [Andy Doves](#)  
**To:** [Alexander, Jock](#); [Comber, Margaret](#); [Day, Fiona](#); [Glover, Kaye](#); [Mathew, Christine](#); [McLean, Darren](#); [Norris, Greg](#)  
**Cc:** ["quays@valuestrata.com.au"](mailto:quays@valuestrata.com.au)  
**Subject:** Minutes - Committee Meeting 14 December 2021 - MINOR ERRORS  
**Date:** Monday, 17 January 2022 16:00:00

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## TO THE QUAYS COMMITTEE

### Anomalies in the minutes

4.FINANCIALS,a.,para 5, last sentence states: "The PBC financial year is one month later which.....". FYI - the PBC financial year end is one month earlier than the Quays financial year end.

6. GENERAL BUSINESS a. CARETAKER REPORT - Although not mentioned I presume you are aware that there is an existing "Break the Glass" type emergency exit release on the BBQ-side wall near the North exit?

Also are you aware that if you proceed as proposed you will have no record of persons present when an incident occurs other than by reference to CCTV?

Andy Doves  
Lot 3006

**From:** [Andy Doves](#)  
**Cc:** ["Alexander, Jock"](#); ["Comber, Margaret"](#); ["Day, Fiona"](#); ["Glover, Kaye"](#); ["Mathew, Christine"](#); ["McLean, Darren"](#); ["Norris, Greg"](#)  
**Subject:** RE: Minutes - Committee Meeting 14 December 2021 - MINOR ERRORS  
**Date:** Monday, 17 January 2022 18:05:00

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Wow!

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**From:** QUAYS <QUAYS@valuestrata.com.au>  
**Sent:** Monday, 17 January 2022 16:52  
**To:** Andy Doves <dovesadd@bigpond.com>  
**Cc:** Alexander, Jock <jock.alexander@gmail.com>; Comber, Margaret <margaretcomber@bigpond.com>; Day, Fiona <fionad@financialadvicematters.com.au>; Glover, Kaye <kaye.glover@bigpond.com>; Mathew, Christine <buildspec1@bigpond.com>; McLean, Darren <darrenjeffreymclean@gmail.com>; Norris, Greg <norrisgv@gmail.com>  
**Subject:** Re: Minutes - Committee Meeting 14 December 2021 - MINOR ERRORS

Andy, please seek the help you require.

On Mon, 17 Jan 2022, 4:00 pm Andy Doves, <[dovesadd@bigpond.com](mailto:dovesadd@bigpond.com)> wrote:

## TO THE QUAYS COMMITTEE

Anomalies in the minutes

4.FINANCIALS,a.,para 5, last sentence states: "The PBC financial year is one month later which.....". FYI - the PBC financial year end is one month earlier than the Quays financial year end.

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Andy Doves

Lot 3006

**From:** [Andy Doves](#)  
**To:** [McLean Darren](#)  
**Subject:** Fwd: Sincerely hope you look into to getting the help you need  
**Date:** Monday, 17 January 2022 20:36:37

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Wow! Such brilliant comments from your committee member and BCM today. Duly noted.

Cheers Andy

Begin forwarded message:

**From:** Chris mathew <buildspec1@bigpond.com>  
**Date:** 17 January 2022 at 19:45:26 AEST  
**To:** dovesadd@bigpond.com  
**Subject:** **Sincerely hope you look into to getting the help you need**

Narcissistic personality disorder (NPD), or narcissism, is a personality disorder characterized by a sense of grandiosity, the need for attention and admiration, superficial interpersonal relationships, and a lack of empathy. It often accompanies other psychiatric disorders and can be difficult to treat.

## Nine Signs and Symptoms of Narcissism

Symptoms – called core features – of narcissistic personality disorder (narcissism) include:

1. Grandiosity
  - Exaggerated sense of self-importance
  - Feeling superior to others and that one deserves special treatment
  - Feelings are often accompanied by fantasies of unlimited success, brilliance, power, beauty, or love
2. Excessive need for admiration
  - Must be the center of attention
  - Often monopolize conversations
  - Patients feel slighted, mistreated, depleted, and enraged when ignored
3. Superficial and exploitative relationships
  - Relationships are based on surface attributes and not the unique qualities of others

- People are only valued only to the extent they are viewed as beneficial
- 4. Lack of empathy
  - Severely limited or totally lacking ability to care about the emotional needs or experiences of others, even loved ones
- 5. Identity disturbance
  - Sense of self is highly superficial, extremely rigid, and often fragile
  - Self-stability depends on maintaining the view that one is exceptional
  - Grandiose sense of self is easily threatened
  - Patients retreat from or deny realities that challenge grandiosity
- 6. Difficulty with attachment and dependency
  - Relies on feedback from the environment
  - Relationships only exist to shore up positive self-image
  - Interactions are superficial
  - Intimacy is avoided
- 7. Chronic feelings of emptiness and boredom
  - When attention and praise are not available, patients feel empty, bored, depressed, or restless
- 8. Vulnerability to life transitions
  - Difficulty maintaining reality-based personal and professional goals over time
  - Compromises required by school, jobs, and relationships may feel unbearable
  - Young adults may have a “failure to launch”
- 9. Narcissistic personality disorder is also a significant risk factor for [suicide](#) and suicidal attempts.
- 10.

Regards  
Chris Mathew

**From:** [chris.mathew](#)  
**To:** [dovesadd@bigpond.com](mailto:dovesadd@bigpond.com)  
**Subject:** Querie  
**Date:** Saturday, 19 February 2022 22:57:39

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As you are a lot owner in The Quays why are you so **incensed** with your **indignant** attack on a committee which has been instrumental in making so many positive changes to insure repairs/cleaning of roofs is being done, tiling is repaired or replaced after leaking is addressed where required and communicating with Quays lot owners.

The current committee is working very hard to make sure maintenance repairs neglected for years by the previous committee are being addressed, your only comments are to **criticise or prevaricate** about committee members.

Your comment in your submission to the BCCM re a committee member is deemed as an **attack** on an individual member of the Quays committee, your **allegation is unfounded** and we invite you to provide proof of your allegation within 7 days.

You are one lot owner of 113 lot owners in the Quays, the general consensus is that the new committee is working hard and representing all lot owners.

Regards  
Chris Mathew

**From:** [Andy Doves](#)  
**To:** [Mathew, Christine](#)  
**Subject:** body corporate debt  
**Date:** Monday, 9 May 2022 10:03:00  
**Attachments:** [What is a "Body Corporate Debt" - Stratacare Australia.html](#)

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**Mrs Mathew - Quays Committee Member and Quays Representative on the PBC**

Thank you for your email.

Please read the Accommodation Module Regulation 2020 specifically **S92(2) and Schedule 1 Dictionary** - as posted below.

I also attach a Stratacare Australia webpage, as independent advice as to what is a "body corporate debt". Please see the first five (5) bullet points.

There are many other websites with references to "body corporate debt" available to you.

**Displacement or disentitlement of right to vote**

92 (2) A person does not have the right to exercise a vote for a particular lot on a motion, other than a motion for which a resolution without dissent is required, or for choosing a member of the committee, **if the owner of the lot owes a body corporate debt** in relation to the lot at the time of the meeting.

**Schedule 1 Dictionary**

**body corporate debt** means a following amount owed by a lot owner to the body corporate—

- (a) a contribution or an instalment of a contribution;
- (b) a penalty for not paying a contribution or an instalment of a contribution by the date for payment;
- (c) another amount associated with the ownership of a lot.

*Examples of another amount—*

- an annual payment for parking under an exclusive use by-law
- an amount owing to the body corporate for lawn mowing services arranged by the body corporate on behalf of the owner

If the definition of a "body corporate debt" as contained in the regulations and in the attached is still unclear, then please contact the BCCM or an independent professional to advise you.

Your argument over what is, or is not, a "body corporate debt" has been ongoing for several months and given that submissions from interested parties have all gone to the BCCM, I am content to let the BCCM Adjudicator decide on this matter and others submitted.

Therefore, no further correspondence from you on this subject will be entertained by me.

Andy Doves  
Lot 3006 The Quays



## ATTACH C con't

On 7 May 2022, at 18:47, christine Mathew <[buildspec1@bigpond.com](mailto:buildspec1@bigpond.com)> wrote:

If you don't understand my email I can't help you, nothing is missing and I deliberately sent you only a small segment of your application to the BCCM where you say I was not financial and could not vote.

Your claim was deliberately and knowingly directed at me, Please refer to the confirmation email from Value Strata.

To save you embarrassment I would like to give you the opportunity to retract your false and misleading information and also for providing a document containing false or misleading information to the commissioner or an adjudicator, both finable offences.

If you are prepared to retract your lies and apologise I will consider the matter closed, if not i will consider what if any action I will take.

The lot owners you said were not financial consisted of one lot owner behind in levy payments, the other 16 ( including myself) owed a current water account due AFTER Peak Body Corporate had issued a summary statement well before the due date for the utility payment.

A lot owner is ONLY un financial IF levies are in arrears, not utilities.

Why you singled me out would only be out of bitterness and a bruised ego, you obviously have some sick and twisted reason for your actions.

I will not be intimidated by you and your personal vendetta.

This is the one and only response you will receive from me to try and put an end to your narcissistic, vengeful attitude but I won't hold my breath as I have dealt with narcissists before.

Chris Mathew

On 5 May 2022, at 9:01 pm, [outlook\\_AB11736707118EF6@outlook.com](mailto:outlook_AB11736707118EF6@outlook.com) wrote:

Mrs Mathew

I am at loss to understand the context of your below email but it is clear that you are missing a document or two.

Please see the attached email (and its attachments) sent to Darren McLean on 30/9/21; and, as submitted to the BCCM Adjudicator as **Attachment L** in the applicant submission. It is as listed in the Schedule of Attachments in the same submission.

I am surprised that Darren McLean and/or Value Strata have not given you this information before now, given that they have held it for 7 months.

Andy Doves

Owner Lot 3006

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**From:** Chris mathew <[buildspec1@bigpond.com](mailto:buildspec1@bigpond.com)>

**Sent:** Sunday, 24 April 2022 16:14

**To:** Andy Doves <[dovesadd@bigpond.com](mailto:dovesadd@bigpond.com)>

**Subject:** FYI

**Furthermore, in relation to one committee member on that list of unfinancial lot owners, Lot 3032, I note in addition to the above that the following regulation applies, in particular 11 (2) (d)**

**Conclusion : The owner of lot 3032 was ineligible to vote at the EGM and at any committee meetings held since the due date of the utilities invoice.**

If I am correct with the above conclusions I would appreciate - you are incorrect.

1. a correction of the voting numbers - they are correct
2. a notification of the correct number of ineligible voters; and,
3. an apology for the embarrassment caused to me - and all of this circulated to all lot owners.

Andy Doves

+61 419 203 110

**Dear Mrs Mathew**

**Further to your recent enquiry, we write to advise and confirm that at no time in the past seven years has your Lot 3032 of Emerald Lakes - The Quays CTS 33891 ever fallen into arrears or been unfinancial.**

**We trust the above confirmation satisfies the purpose of your enquiry.**

**Kind regards  
Mike Murray - BCM**

[FYI - Section 297 of the BC&CM Act 1997 provides for a maximum penalty \\$8,270 for a person who provides false or misleading information to the commissioner or an adjudicator.](#)

[FYI - Section 298 of the BC&CM Act 1997 provides for a maximum penalty \\$8,270 for a person who provides a document containing false or misleading information to the commissioner or an adjudicator.](#)

Regards  
Chris Mathew

**From:** [chris.mathew](#)  
**To:** [Andy Doves](#)  
**Cc:** [Alexander Jock](#); [Blake John](#); [Day, Fiona](#); [Glover, Kaye](#); [John & Barb \(QuayN\) Mandile](#); [McLean, Darren](#)  
**Subject:** Re: Emerald Lakes Lifestyle  
**Date:** Friday, 11 November 2022 10:06:59  
**Attachments:** [IMG\\_2023.PNG](#)  
[IMG\\_2024.PNG](#)

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Hi committee and others

I am the culprit who inadvertently posted using the Quays photo, I have 2 accounts and like others I am not infallible.

I originally along with Jess designed the website for the Quays using the photo.

Not ashamed to admit I

“boo bood “ but if all people have to do is sit in their little dark room writing frivolous emails when there so many more issues needing attention then they should be ashamed and pitied.

Regards Chris

On 11 Nov 2022, at 9:21 am, Andy Doves <dovesadd@bigpond.com> wrote:

TO: The Quays Committee

I have been made aware, as I trust you have, that someone is posting items on the Emerald Lakes Lifestyle Facebook page in the name of **The Quays at Emerald Lakes**.

I have attached screenshots of the two posts given to me to date.

The post is otherwise anonymous, which is itself familiar, but does contain similarities to some other posts both anonymous and identifiable.

I think we all know who it is.

I am presuming that the Quays Committee is not authorising the posts or the use of the Quays name and should therefore, before it ends in tears, request:-

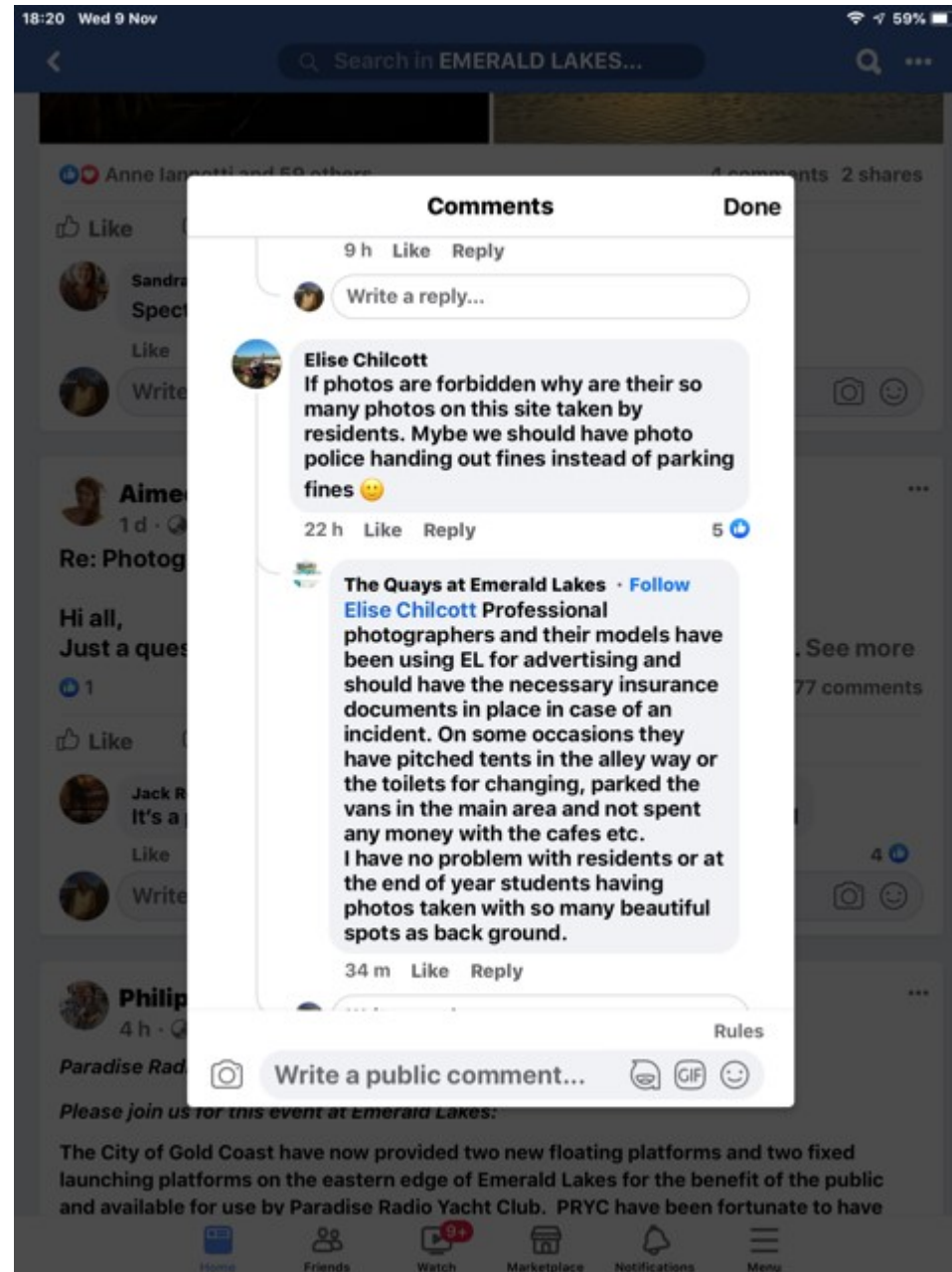
1. the Owner/Administrator of the page to remove these posts and to block any future posts in the name of The Quays at Emerald Lakes.
2. Tell the person responsible for the posts to desist with immediate effect.

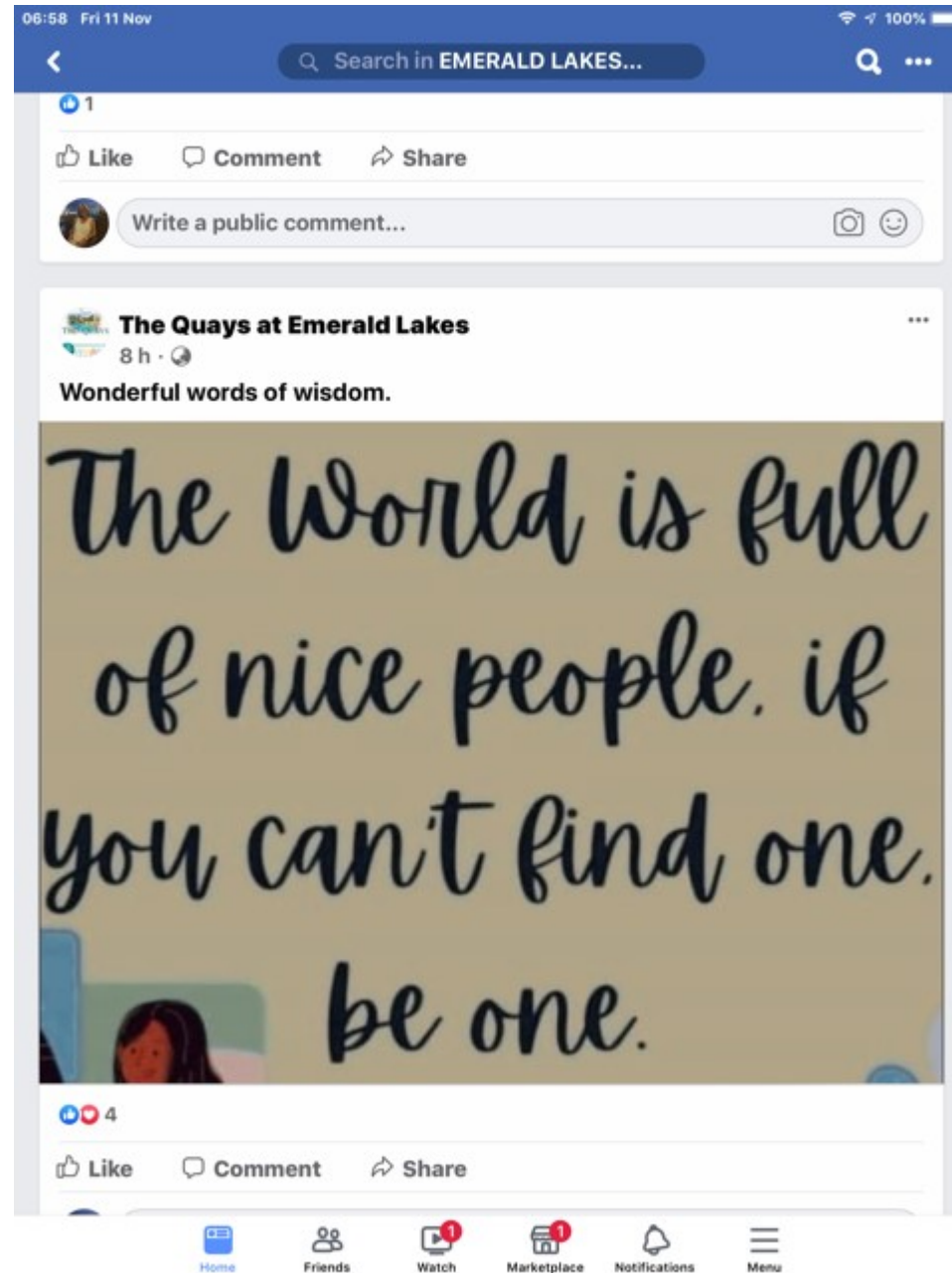
Regards

Andy Doves

Owner Lot 3006

Bcc'd to others for record purposes





From: [REDACTED]  
To: [Doves Andy](#)  
Date: Friday, 11 November 2022 17:18:04  
Attachments: [IMG\\_4954.PNG](#)  
[IMG\\_4955.PNG](#)

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16:29



Chris Mathew



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## Posts

 Photos**Chris Mathew**1 h · 

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Regards Chris

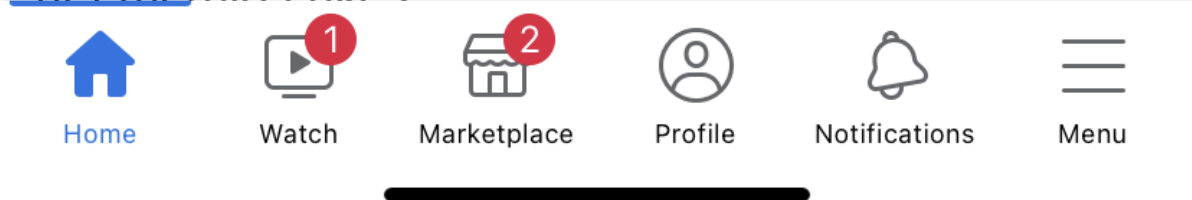
Quays committee member

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On 11 Nov 2022, at 9:21 am, Andy Doves  
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TO: The Quays Committee from non committee member

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16:29



Chris Mathew



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Tell the person responsible for the posts to desist with immediate effect.

Regards

Andy Doves

Owner Lot 3006



Home



Watch



Marketplace



Profile



Notifications



Menu





**From:** [chris.mathew](#)  
**To:** [anneiannotti@gmail.com](#); [jackie@provincialdistributors.com.au](#); [doug@kokodachallenge.com](#); [bse.006@protonmail.com](#); [shazza307@hotmail.com](#); [dovesadd@bigpond.com](#); [johnandbarb125@gmail.com](#); [timfreeman3@bigpond.com](#); [jock.alexander@gmail.com](#); [susiladwi@yahoo.com.au](#); [clchabert@gmail.com](#); [blake\\_jc@yahoo.com.au](#); [lafleur\\_chloe@hotmail.com](#); [lafleur-daly.v@hotmail.fr](#); [bse006@protonmail.com](#); [darrenjeffreymclean@gmail.com](#); [durdin@winshop.com.au](#); [rfinlay72@bigpond.com](#); [alford.family@bigpond.com](#); [linda.hoffler@gmail.com](#); [greghoff16@gmail.com](#); [misskt650@gmail.com](#); [helenjbutcher@bigpond.com](#); [brendanhall100@gmail.com](#); [teresah06@bigpond.com](#); [junko@opic.net.au](#); [maleeson@bigpond.net.au](#); [kvaxley@msn.com](#); [sips@nautile.nc](#); [twylde@bigpond.net.au](#); [twylde1@bigpond.com](#); [swferguson@bigpond.com](#); [nrubin@bigpond.net.au](#); [sho36295@gmail.com](#); [bgraue@bigpond.net.au](#); [buildspec1@bigpond.com](#); [fsday@bigpond.com](#); [sam066@bigpond.com.au](#); [jason.gamlin@me.com](#); [lieslgamlin@bigpond.com](#); [paesanopainting@yahoo.com.au](#); [beverlyhanly@hotmail.com](#); [emilyxyv@hotmail.com](#); [anbei0419@yahoo.com](#); [shanyg@vip.qq.com](#); [herbalt@bigpond.com](#); [pauladougherty@bigpond.com](#); [lfzmjl5@gmail.com](#); [tilyard@bigpond.net.au](#); [johnchan@chemsain.com](#); [wpc989@gmail.com](#); [randkrentoule@gmail.com](#); [sfraser@bond.edu.au](#); [fxbonnet@lagoon.nc](#); [fxbonnet@promobat-developpement.nc](#); [ersetcm@hotmail.com](#); [tony\\_dunley@hotmail.com](#); [goldcoastpicone@gmail.com](#); [ke.austin@bigpond.com](#); [riacarrera@gmail.com](#); [kate@coastlink.net](#); [christiandradford@gmail.com](#); [Mskay92@gmail.com](#); [palmerlisa8@gmail.com](#); [andrew-ob@hotmail.com](#); [darren@robcom.net.au](#); [pvc52@live.com.au](#); [annayvesbottin@lagoon.nc](#); [silvercode2006@gmail.com](#); [mylljenny99@gmail.com](#); [irma.kraj@gmail.com](#); [lperesa@bigpond.com](#); [aymericpallin@hotmail.com](#); [erinkaye@protonmail.com](#); [chrissydes@bigpond.com](#); [georgefidler1@gmail.com](#); [sharron@windolffarms.com.au](#); [linusbagley@gmail.com](#); [brijoperrers@gmail.com](#); [Keleradavis@bigpond.com](#); [jane4655@gmail.com](#); [jane4655@yahoo.com](#); [denise.mcelroy@bigpond.com](#); [asa83444@bigpond.net.au](#); [angebuchanan@gmail.com](#); [ian4172@bigpond.com](#); [lloans47@gmail.com](#); [gillianselby1937@gmail.com](#); [b-young@bigpond.net.au](#); [trevor.j.groves@icloud.com](#); [alison.fairweather@yahoo.com.au](#); [ianjacksonsa@hotmail.com](#); [goldonegolf@gmail.com](#); [bruce.johnston3@bigpond.com](#); [jamesywlee@gmail.com](#); [colleenvansteenist@hotmail.com](#); [flashgc@hotmail.com](#); [duftychris5@gmail.com](#); [envythis70@hotmail.com](#); [adamlisawalker@bigpond.com](#); [schmidt@mls.nc](#); [julienjeanloup@gmail.com](#); [grainger.genevieve@yahoo.com.au](#); [kheslop62@gmail.com](#); [bodycar.nc@gmail.com](#); [kaye.glover@bigpond.com](#); [brodbeck@bigpond.com](#); [lsnewlyn@bigpond.com](#); [jocgp@lagoon.nc](#); [rebecca@paskmedia.com.au](#); [twoswallows@yahoo.com](#); [sendnui@hotmail.com](#); [getsylvia@gmail.com](#); [cp1morgan@bigpond.com](#); [gdutton2@bigpond.com](#); [cindy.zhu188@gmail.com](#); [fgnewth@bigpond.com](#); [roy.bealham@gmail.com](#); [andrea.bealham@gmail.com](#)  
**Subject:** Sent on behalf of the Quays Body Corporate Committee.  
**Date:** Monday, 14 November 2022 19:48:24  
**Attachments:** [Letter to Lot Owners.pdf](#)

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## **Schedule 1A Code of conduct for committee voting members**

section 101B and schedule 6, definition *code of conduct*

### **1 Commitment to acquiring understanding of Act, including this code**

A committee voting member must have a commitment to acquiring an understanding of this Act, including this code of conduct, relevant to the member's role on the committee.

### **2 Honesty, fairness and confidentiality**

(1) A committee voting member must act honestly and fairly in performing the member's duties as a committee voting member.

(2) A committee voting member must not unfairly or unreasonably disclose information held by the body corporate, including information about an owner of a lot, unless authorised or required by law to do so.

### **3 Acting in body corporate's best interests**

A committee voting member must act in the best interests of the body corporate in performing the member's duties as a committee voting member, unless it is unlawful to do so.

### **4 Complying with Act and this code**

A committee voting member must take reasonable steps to ensure the member complies with this Act, including this code, in performing the member's duties as a committee voting member.

### **5 Nuisance**

A committee voting member must not—

- (a) cause a nuisance on scheme land; or
- (b) otherwise behave in a way that unreasonably affects a person's lawful use or enjoyment of a lot or common property.

### **6 Conflict of interest**

A committee voting member must disclose to the committee any conflict of interest the member may have in a matter before the committee.