

From: [Andy Doves](#)
To: southcoast@stansurestrata.com.au
Cc: theteam@stansurestrata.com.au
Subject: RE: Emerald Lakes - The Quays CTS 33891 - Notice of an Extraordinary General Meeting to be held on Tuesday, 15 August 2023
Date: Monday, 24 July 2023 10:32:00

Hi Tania/Andrew

I am seeking information regarding the EGM Notice and papers sent to Owners as per the below Stansure email of 21/7/23.

1. The authority for this EGM is not part of the information given to Owners. I am presuming it is, in fact a general meeting called by the Secretary as authorised by a resolution of the committee.

As the committee has not met formally since the AGM held on 28/6/23 could you please forward to Owners the VOCM authorising this EGM and in the detail required by Division 5, Section 63, of the BCCM (Accommodation Module) Regulation 2020 and especially regarding each motion that is "voted on other than at a meeting;" – **so that, as required, Owners may be fully informed prior to voting at the EGM.**

2. Page 2 of the EGM papers references under an ^{*} *Section 81(1) of the Accommodation Module Regulations.* Regretfully there is no Section 81(1) in the Regulation, while Section 81 refers solely to the **"Time of general meetings"**. Could you please correct this reference **so that, as required, Owners may be fully informed prior to voting at the EGM.**
3. Page 2 of the EGM papers references under an ^{**} *Section 84 of the Accommodation Module Regulations which provides that a person may vote in any of the following ways on a motion.....*. Regretfully Section 84 refers solely to **"First annual general meeting"**. Could you please correct this reference **so that, as required, Owners may be fully informed prior to voting at the EGM.**
4. Election of Committee – According to the minutes of the AGM held less than a month ago on 28/6/23, 7 Owners were elected to the committee and now 6 positions have been declared vacant in the EGM papers. Given that one Owner held both the Chairperson and Treasurer positions that means that 5 owners have resigned from the committee and 2 have remained as Ordinary Members. **So that Owners may be fully informed before nominating and/or voting for the committee, could you please:**
 - a) inform Owners which committee members have resigned and the date of resignation.
 - b) confirm who has remained on the committee.
 - c) include copies of the notices of resignation by committee members as required to be kept under Section 220(6)(e) of the BCCM Regulation 2020.
6. I also draw your attention to Section 43 of the BCCM Regulation 2020 which states:
 - (1) If a general meeting is called under section 40, the agenda for the general meeting must include a motion approving the engagement of a person as a body corporate manager under part 5.
 - (2) The motion may be considered at the general meeting only if, after the election to fill all vacant committee member positions conducted at the meeting under section 42—
 - (a) at least 1 executive member position on the committee is not filled; or
 - (b) the total number of voting members of the committee is less than 3.
 - (3) If the motion is considered at the general meeting, it must be considered as the last item of business for the meeting.

Could you kindly add this required motion to the EGM agenda so that Owners are not left in limbo should the vacancies not be filled.

Regards
 Andy Doves
 Owner Lot 3006

From: Stansure Strata <theteam@stansurestrata.com.au>
Sent: Friday, July 21, 2023 8:31 AM

To: dovesadd@bigpond.com

Subject: Emerald Lakes - The Quays CTS 33891 - Notice of an Extraordinary General Meeting to be held on Tuesday, 15 August 2023

Dear Owner,

Please find attached correspondence for your attention.

Kind regards

Stansure Strata

On behalf of your Strata Management Team