



EMERALD LAKES - THE QUAYS

CTS 33891

AMENDED MINUTES OF MOTIONS VOTED ON OUTSIDE A COMMITTEE MEETING OF THE BODY CORPORATE FOR "EMERALD LAKES - THE QUAYS" CTS 33891 HELD ON MONDAY, 29 JANUARY 2024.

NOTICE OF MOTIONS

DISTRIBUTED TO: Marianne Lane, Lorraine Newlyn, Barbara Mandile, Kaye Glover, Jeffrey Revell

MEMBERS REPRESENTED:

<i>Position Held</i>	<i>Representation</i>
Chairperson/Secretary	Marianne Lane – By voting paper
Treasurer	Lorraine Newlyn – By electronic vote
Ordinary Member	Barbara Mandile – By electronic vote
	Kaye Glover – By electronic vote
	Jeffrey Revell – By electronic vote

The Owner of Lot 3098 submitted an electronic vote, however, their vote could not be recorded as it was not in accordance with Section 56(1) of the Accommodation Module Regulation.

MOTIONS:

Motion No.	Motion	Vote
1.	Ratification of Expenditure - Roof Repairs at 3105 The Boulevard Resolved that the Body Corporate Committee for Emerald Lakes – The Quays CTS 33891 ratify their decision to engage Michael Smallbone at a cost totalling \$2,117.50 (GST Incl.) to carry out roof repairs at 3105 The Boulevard as per the attached Tax Invoice #168 and that payment for this work has been taken from funds held in the Sinking Fund.	Carried Yes - 3 No - 0 Abstain - 1
2.	Ratification of Expenditure - Repairs to Leaking Stormwater Pipe/Manhole at 3304 Central Place Resolved that the Body Corporate Committee for Emerald Lakes – The Quays CTS 33891 ratify their decision to engage Michael Smallbone at a cost totalling \$2,106.50 (GST Incl.) to carry out repairs to the leaking stormwater pipe/manhole at 3304 Central Place as per the attached Tax Invoice #170 and that payment for this work has been taken from funds held in the Sinking Fund.	Carried Yes - 3 No - 0 Abstain - 1



Motion No.	Motion	Vote
3.	Ratification of Expenditure – Garage Repairs at 3076 Quay South Drive Resolved that the Body Corporate Committee for Emerald Lakes – The Quays CTS 33891 ratify their decision to engage Universal Garage Doors at a cost totalling \$610.00 (GST Incl.) to carry out garage repairs at 3076 Quay South Drive as per the attached Tax Invoice #25320 and that payment for this work has been taken from funds held in the Administrative Fund.	Carried Yes - 4 No - 0 Abstain - 0
4.	Ratification of Expenditure - Garage Door Repairs 3000 The Boulevard Resolved that the Body Corporate Committee for Emerald Lakes – The Quays CTS 33891 ratify their decision to engage Universal Garage Doors at a cost totalling \$610.00 (GST Incl.) to carry out garage door repairs at 3000 The Boulevard as per the attached Tax Invoice #25338 and that payment for this work has been taken from funds held in the Administrative Fund.	Carried Yes - 4 No - 0 Abstain - 0
5.	Ratification of Reimbursement to Owner - Garage Door Repairs 3009 The Boulevard Resolved that the Body Corporate Committee for Emerald Lakes – The Quays CTS 33891 ratify their decision to reimburse the owner of 3009 The Boulevard the amount of \$610.00 (GST Incl.) for garage door repairs paid for by the owner as per the attached Tax Invoice #25337 and that payment for this work has been taken from funds held in the Administrative Fund.	Carried Yes - 4 No - 0 Abstain - 0
6.	Ratification of Expenditure – Replacement of Cell for Pool Chlorinator Resolved that the Body Corporate Committee for Emerald Lakes – The Quays CTS 33891 ratify their decision to engage Trusty Pools at a cost totalling \$780.00 (GST Incl.) to replace the cell of the pool chlorinator at the complex as per the attached Quotation provided dated 05-12-2023 and that payment for this work to be taken from funds held in the Sinking Fund.	Carried Yes - 4 No - 0 Abstain - 0
7.	Ratification of Expenditure – 3073 Quay South Drive Carport Roof Repairs Resolved that the Body Corporate Committee for Emerald Lakes – The Quays CTS 33891 ratify their decision to engage Michael Smallbone at a cost totalling \$1,815.00 (GST Incl.) to remove and replace rusted corrugated sheets of carport at 3073 Quay South Drive as per the attached Quotation #146 and that payment for this work to be taken from funds held in the Sinking Fund.	Carried Yes - 3 No - 0 Abstain - 1



Motion No.	Motion	Vote
8.	Installation of Awning on Balcony - 3204 Central Place Submitted by: The Owner 3204 Central Place Resolved that the Body Corporate Committee for Emerald Lakes – The Quays CTS 33891, in accordance with Bylaw 3(a), grant permission for the owner of 3204 Central Place to install a drop arm retractable awning on the balcony overlooking the Quay North garages. This approval is subject to the following conditions: • Work to be carried out by a suitably qualified tradesperson • Work is not to affect the structural integrity of the building • Colour to be in keeping with aesthetics of the complex • All future maintenance to be the responsibility of the Lot owner • Any damage to the common property or another Lot, either at the time of installation or in the future, as a result of these works will be the responsibility of the lot owner at that time	Carried Yes - 3 No - 1 Abstain - 0
9.	Ratification of Permission – 3068 Quay South Drive Gardens Resolved that the Body Corporate Committee for Emerald Lakes – The Quays CTS 33891 ratify their decision to grant permission for the owner of 3068 Quay South Drive to remove, at their own cost, the two Lilly Pilly hedges and replace with low growing plants.	Carried Yes - 4 No - 0 Abstain - 0
10.	Ordinary Member Vacancy – Appointment of Ronald McKnight Resolved that the Body Corporate Committee for Emerald Lakes – The Quays CTS 33891 agree to appoint the owner of Lot 3112, Ronald McKnight, to the vacant position of Ordinary Member until the next Annual General Meeting.	Carried Yes - 4 No - 0 Abstain - 0