

From: Andy Doves
To: Glover, Kaye; Gray, Lindsay; Mandile, Barbara; McKnight, Ron
Subject: EMERALD LAKES - THE QUAYS CTS 33891 - Notice of Motions to be Voted on Outside a Committee Meeting on Friday, 19 July 2024
Date: Wednesday, 7 August 2024 16:35:00
Attachments: Images.png
VOC - Notice Owner merge - 2024-07-08.pdf

Dear Committee
I have been way for several weeks and noticed on my return that it is business as usual in the Quays– Stansure are still making “silly” mistakes, and the committee fails to notice.

- Firstly, I refer to VOCM agenda issued by Stansure on 8 July 2024.
- Motions 4 & 10 are identical as are the attached invoices from Michael Smallbone– Stansure’s proficiency and thorough checking of what goes out to owners still not up to standard.
 - Motion 6 Pool Ladder
 - The motion refers to “a pool ladder” and the correspondence from ELR refers to a “steel ladder”. Should we not be seeing the words “stainless steel” in the motion and quote?
 - It would also be useful if the motion described where this “ladder” was being installed - I can presume deep-end, but I might be wrong?
 - I also note the total cost of this “ladder” is \$4,252 (1892+1320+1040, being ladder + electrician + paving repairs respectively). However, motion 6 is for \$1,892 and motion 7 is for \$1,320.
A single motion for the total costs of a project is required under the regulations to inform owners appropriately. You cannot split the cost of a single project into 3 parts (or in this case 2 parts with the 3rd part missing).
 - Funny how this ladder is suddenly necessary after 19 years? I hope it is for the benefit of, and requested by, **more than one Owner?**
 - Motion 8. Window Winders – approval for such expense is unprecedented in my experience in the Quays and it assumes that all plans listed on page 2 of our CMS are Building Format Plans (BFP) and not, Standard Format Plans (SFP); or a combination of both. Has anyone bothered to check and confirm this prior to proposing such a motion please?

Secondly, I refer to the minutes of the above VOCM as issued by Stansure on 26 July 2024.

- In relation to motions 4 & 10, the committee has compounded the Stansure “silly error” of duplicating motion 4, by duplicating their vote! Three committee members voted for motion 10 as well as for motion 4! Do you believe that owners deserve such irresponsible naivety? Given this, can you assure owners that this invoice (#221 for \$3,696) will not be approved and/or paid duplicated?
- In relation to motions 6 & 7, the minutes confirm that the committee has not acted appropriately in approving a single project but splitting the costs into 2 motions for a total of \$3,212 while ignoring the other additional related expenditure of \$1,040.

Regards
Andy Doves
Owner Lot 3006
“Give me a BCM to do the job properly and a committee that knows when they don’t!”

From: Stansure Strata <theteam@stansurestrata.com.au>
Sent: Monday, July 8, 2024 4:35 PM
To: dovesadd@bigpond.com
Subject: EMERALD LAKES - THE QUAYS CTS 33891 - Notice of Motions to be Voted on Outside a Committee Meeting on Friday, 19 July 2024

Dear Owner,

Please find attached correspondence for your attention.

Kind regards

Stansure Strata

On behalf of your Strata Management Team

	Brisbane	Bundaberg	Rockhampton	Gold Coast	Townsville
	07 3359 9877	07 4153 4033	07 4927 1720	07 5531 6333	07 4453 0043
	PO Box 184	PO Box 2224	PO Box 2224	PO Box 6365	PO Box 281
	Kedron 4031	Bundaberg 4670	Bundaberg 4670	GCMC 9726	Townsville 4812