

The Links Residents Committee Inc

Meeting agenda
21 September 2026
4pm

Agenda Items

Attendees Kerri McFarlane, Greg Lawton, Jen Graham, Paula Chow, Frank Nunnari, Judie Darke, Sue Elliott, Stuart Robinson

Apologies Nil

Before the meeting started Bruce McRae arrived at the invite of the Chairperson (Kerri) to discuss an impromptu meeting between, Mark Dunsby from CP Construction, Kerri McFarlane, Christine Deaner & Bruce McRae. Greg Lawton was requested to attend but declined after the phone call that had been received from Mr Dunsby the night before

The meeting was held at 9am Sunday morning in CP Construction office and was the result of an email sent by Residents Committee (Greg L) Saturday night regarding the outage of water supply on the prior Friday (and ongoing) without notice to the residents. Numerous complaints had been received by LRC members.

Unfortunately, this discussion was an agenda item, and the LRC committee had no idea what had transpired over the weekend. In hindsight Bruce McRae should have been invited in AFTER the LRC committee had been briefed and the subsequent email trail that transpired. That made it confrontational.

The works and planning that CP Constructions have completed and what has had to be done to rectify what had/had not been completed by the previous developer is acknowledged and it was confirmed in the discussion. The residents had repeatedly been told that CP Constructions owned and managed the site and everything that happens here.

It does not however condone the fact that the residents were NOT made aware of the water outages with the whole estate affected. CP would not take ownership of the ownership of the issue or non-informing.

Protocol would state that everything should go through the Resort Manager but with him being on leave CP had other avenues to notify residents of the outage but did not do so.

It also appears that the Resort Manager was not made aware before his holidays started that the whole estate would be affected. CP suggested that it would only be the residents that were having hydrants placed outside.

Matter was then further discussed with the LRC committee and see comments later in the minutes

Matters Arising from the last minutes

- Open to floor
- Ownership of Defects under Receiver arrangement,
Kerri to follow up with Dept of Fair Trading on who owns Defects, any updates
Kerri
It was confirmed that nothing could be done under Fair Trading and the suggestions were;
Become an unsecured Creditor of the construction company in Receivership
Utilise Law Access to sue the company in liquidation
Neither option would support the residents plight
- Social Club Feedback re emails regarding relationship and responsibilities between LRC and LSC
Further discussion to be had around what are the next steps with the LSC, suggestion we have a joint meeting to nut out roles and responsibilities. Stuart to attend next LSC meeting what was the outcome?
Stuart
It was confirmed that Stuart tried to attend the next meeting of LSC but that meeting was cancelled.
No further action/communication has been effective
- **Club House Update:**
No official open date but it was stated that would be prior to general public open day? Awaiting confirmation email re date effective correspondence sent to RM and Receivers asking questions attached to minutes
Greg
emails received this week confirm the opening date (ribbon cutting) for 7 Oct 2026 @ 10am and the date of the luncheon supplied as 13 October 12:30 to 2:30pm
- **Plan for LSC and LRC elections, When?** 12 October, nominations request to be sent out. Nomination forms sent **Kerri**
Interested parties have till 9 Oct 2026 to nominate for a position
Kerri to advise on Constitution amendments required as per last

meeting. No need for amendment

Kerri

Confirmed, no need for amendment

- **Timeframes : Back Gate completion**

Greg

RM confirmed works would be completed over the next month

- **Golf Cart Path too Narrow**

Greg

RM confirmed issues should be overcome with ongoing landscaping as in the last point

- **Letter to RM re new residents and existing in Sunnydale Cres as to when they will get to be able to open front gate from home (this ability was cut off last year) Completed**
works have been completed to allow those affected with remote gate viewing and gate opening

Greg

Correspondence In/Out

- **Kerri**

To update the LRC on the meeting held with CP Constructions and outcomes re CP Constructions email 20 Sept @ 8:03pm

- **Noise Complaint**

starting before 7am

email response to be read out about the CP action plan for the next 4 weeks

CP constructions confirmed operating hours but, in some instances, worked outside those hours to keep schedule.

It was stated in their response they would be vacating the site totally in the next 4 weeks for at least 12 months

refer attached email trail

- **Water Cut off**

email from CP Constructions confirming the water had to be cut off 2 hours AFTER the event. (11.32am)

Email from Greg L on behalf of the residents and LRC to CP after numerous phone calls and street discussions were held with

Greg. No one knew what was going on

Then subsequent phone response from CP at 8:17pm Saturday night

Phone call included Mark CP, Greg & Kerri and became (in Kerri's words) Brutal. Greg hung up after not being able to get his point across

CP asked for instances where the residents day to day lifestyle had been previously interrupted in the phone call and Greg sent him 6 emails confirming issues in the last 4 months.

CP responded to each of those emails not taking responsibility notwithstanding he had repeatedly stated in Town meetings that

he owned/was responsible for the site and the works thereon. Each email became more aggressive and abusive to which Greg L sent an email to the Receivers setting out the timeline of what had happened and the CP response which were slanderous and derogatory. Email trail attached

- CP Called for a meeting with Greg & Kerri the next morning but Greg refused after the mood of the phone call the night before and the meeting took place with Kerri, Christine Deaner & Bruce McRae where apparently CP confirmed what they had to complete to make the site operatable. The issue at hand (notice of water outage) was not answered fully. No minutes of that meeting were submitted to the LRC meeting. It would appear that the meeting would not meet CP protocol in everything
- AGM for LRC. Date set 12 October, Monday @ 2pm. Nomination form prepared for each role and was sent to Residents in line with the required time frame asking for nominations for roles. Any replies Kerri follow up email to be sent

Discussion Points Open to Floor

Kerri

To update the LRC on the meeting held with CP Constructions and outcomes

As above

Judie's items

- Construction gates at end of RPP and Sunnydale have been left open & no signage indicating a construction site. Concerns about the safety aspect of this as resident with dementia has recently gone through the gate

ACTION – Kerri to contact safe work NSW

- Clubhouse lighting – RM has confirmed that the lights will be left on all night (light switched in his office that is locked after he leaves for the day). Concerns about the ongoing cost to the resort and residents
ACTION – LRC to add this to any other actions items / issues to be raised with the RM
- Concerns about the lack of power outlets in the new CH
- **ACTION – LRC to add this to any other actions items / issues to be raised with the RM**
-
- New gardener – conflict of interest as the worker is the RM's step son. What recruitment process was undertaken?
- **ACTION – agreed it is a COI however residents have no say in who or how staff are recruited / employed**
- Site fees breakdown – as the operator is a private business residents have no legal right to access financial. **NO ACTION**
- One of the far doors (the one with the handle) on the indoor pool is left unlocked so tradies can use the bathrooms – concerns about safety and children being able to access the pool area
- **ACTION – LRC to add this to any other actions items / issues to be raised with the RM**

General Business

- When will residents be getting their site fee increase letters?
- Some residents (who are on fixed increase & different to the remainder of residents) have been approached by the RM to sign new site agreements
- **ACTION – LRC to advise residents if they are unsure of their position not to sign any new site agreements without speaking to the LRC**
- **Electricity & Water meters**
- 1. concerns have been raised that the power boxes in stages 1-6 and possibly the whole estate, are non-compliant as the flick switch does not activate
- 2. No transparency for residents on electricity usage and why do we not receive a meter reading on the invoice as per legislation?
- Water – still not all residents are on the smart meter and need to be manually read by staff. Again these residents have not been provided with a water bill since March

ACTION – Sue to contact the Electricity & Water Ombudsman to seek advice and report back

Next meeting

AGM 12 October @ 4pm in temp club house

Ordinary meeting 19 October 2026 @ 4pm

Questions from Last LRC Meeting

From Kerri McFarlane <thelinksresidentscommittee@hotmail.com>

Date Mon 28-Sep-26 2:07 PM

To David Catchpole <resortmanager@thelinkssouthwestrocks.com.au>; rlawrence <rlawrence@mackaygoodwin.com.au>; rbrown <rbrown@mackaygoodwin.com.au>; Christian Basilisco <cbasilisco@mackaygoodwin.com.au>

Hi David,

The LRC recently met and the following points were raised as concerns to be put to you.

New Clubhouse

How will it be Managed. Please update us on the points raised in the Chairpersons email (Kerri McFarlane) 29 August 2026 with more specific detail of the overall running, rules and regulations etc re the kitchen, coffee shop, cinema, pool tables, games area.

New Clubhouse

What will be the hours of operation? When will the fob system of entering be installed?

Knit & Knatter Group

Concerns were raised about the amount of space available for the permanent move of the Knit & Knatter group to the new clubhouse.

Is the old clubhouse remaining which they could possibly use as a craft room

Lighting New Clubhouse

Concerns about the ongoing cost to the resort and residents of the lights being on all night. What is the rationale for this? Do they need to be on?

Power Points New Clubhouse

After the walk through recently, it was considered there may not be sufficient power points throughout the new Clubhouse. Are there action plans to revisit the needs once the clubhouse is open?

Outdoor Pool

- One of the far doors (the one with the handle) on the indoor pool is left unlocked so tradies can use the bathrooms – concerns about safety and children being able to access the pool area.

This area should be for residents only, why is the door being left open?

When will the fob system be incorporated into the opening and closing of the doors

Please respond to this email address accordingly

Regards

Greg L on behalf of the Links Residents Committee

PAGE 1 CP COMPLAINT TO RECEIVER

20 September 2026 at 9:22 pm



Greg Lawton

Correspondence from CP Constructions.

To: Richard Lawrence, Christian Basilisco, Rachel Brown

Hi Richard, Christian, Rachel,

you may have seen my email about the water outage sent over the weekend.

Mr Dunsby called my last night 8:13pm, whilst he has continually told us he is in control of the whole building site, he would not take ownership of the fact that we, as residents, we not informed.

He asked me to send him over instances where we had been affected by building works etc and the emails relating thereto which I did during the course of last night.

He asked me to be part of a meeting this morning in his office with 2 other people (residents) but I refused to interrupt my Sunday to appease him, especially on his terms. He sent a text message at 7:38am asking for the meeting. I didn't respond, then got another at 9:10am stating that the meeting was about to start and I should be there. I said thanks but no thanks. He texted me again and said it was in the best interests of the estate and I should be there. I didn't attend.

He has now been slowly replying to my emails saying he wasn't to blame for any other the disruptions notwithstanding he told us he has total control of the site. I did not state in my emails that he was to blame merely pointed out, in the last couple of months, the interruptions we have been advised about which he wanted.

He has responded to each of the emails with each getting more and more derogatory (I can send them all if you want) but the latest is the one below.

Notwithstanding the contents of the emails I had sent him, (none being derogatory, just stating facts that he wanted), I believe the below email to be slanderous and derogatory toward me and being a personal attack.

I am now considering weighing up my legal options for this personal attack. I am also considering taking out an AVO because I do not want him near me or my family. I fear retribution of some course.

I must ask the question, is this really the type of person and/or business you want representing your company and that of the lender? I would think not.

In need I would be willing to have a phone call with you to discuss the above and understand your thoughts

Regards

Greg Lawton
0424 361.485

From: Mark Dunsby mark@cpconstructions.net.au
Subject: RE: Resort Communications Update
Date: 20 September 2026 at 8:36 pm
To: Greg Lawton lawtong99@bigpond.com, kerri.mcfarlane@bigpond.com

MD

Wow – this is a bloody winner – this one takes the bloody cake again based off the information you have been supplied

It makes perfect sense to blame me personally for this situation

Its beyond not accurate or not true

Holy dooley that's a fricken cracker....

No wonder you have blamed me – no wonder you act like you do – well don't let the truth get in the way of a good story there greg

Makes a pile more sense now that I read this stuff.... Doesn't give you leave or the right to do what you have done to me by any stretch – but makes sense

Shame how misdirected people are....

@kerri.mcfarlane@bigpond.com – doesn't change my position per today, does not justify gregs actions or similar – there is still no undoing the situation as what is done is done but also makes me have some semblance of compassion over the situation but not knowing isn't a defence as discussed and nor is being dumb, but again I am confident per today my absolute view wont change..... might help if someone took greg for a drink maybe and explained some stuff – bloke has no idea obviously but still doesn't give him a pass – tell you what – that's a solid bit of fantasy but....

Hindsight is twenty twenty vision.... Turns out

@Greg Lawton your information appears to be not as accurate or up to date as you think it is or can be Not a me issue I assure you my information supplied to all and sundry is a matter of public record Still doesn't per above give you a pass cos you spoke your words and they cant be undone – might pay to be a bit more fact checky and document accurate – a person of your age should probably know betterer is my point,

Stupid is as stupid does.... And even dumber ones look on with amazement and appear impressed – there is a reason some entire gene pools don't continue long term.... Turns out – you just cant help stupid.... Its not a disease... there is no cure for being plain dumb.... I almost feel like laughing Holy phuck me sideways....



Mark Dunsby | NSW Construction Manager | Director
Casa Paradiso Constructions
T 0437 753 368
E mark@cpconstructions.net.au
W https://cpconstructions.net.au/
A 8/3986-3988 Pacific Hwy, Loganholme, QLD, 4129

From: Greg Lawton <lawtong99@bigpond.com>
Sent: Saturday, 19 September 2026 9:32 PM
To: Mark Dunsby <mark@cpconstructions.net.au>
Cc: kerri.mcfarlane@bigpond.com
Subject: Fwd: Resort Communications Update

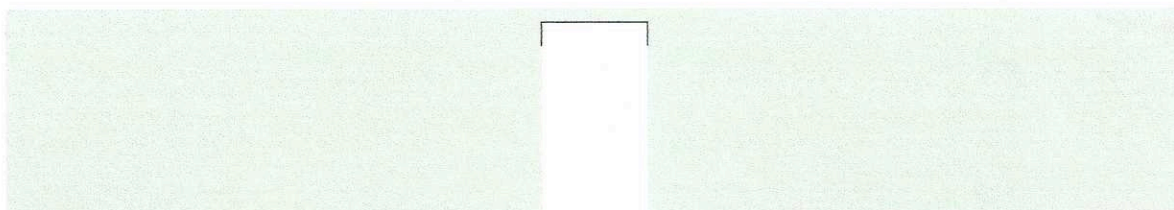
Hi Mark,

you asked for emails where we have had interruptions for the residents, I will send a few ongoing as I review all my emails.
Regards

Greg Lawton
0424 361.485

Begin forwarded message:

From: Sea Spirit - The Links South West Rocks <resortmanager@thelinkssouthwestrocks.com.au>
Subject: Resort Communications Update
Date: 28 July 2026 at 2:14:54 pm AEST
To: <lawtong@tpg.com.au>
Reply-To: Sea Spirit - The Links South West Rocks <resortmanager@thelinkssouthwestrocks.com.au>



Re: Construction work commenced before 7am this morning

From Mark Dunsby <mark@cpconstructions.net.au>

Date Thu 10-Sep-26 7:45 AM

To Christine Deaner <christine.deaner@bigpond.com>; Kerri McFarlane <thelinksresidentscommittee@hotmail.com>; Kerri <kerri.mcfarlane@bigpond.com>; Kelly Davis <kelly@cpconstructions.net.au>; Peter Flanders - Beech <peter@beechcapital.com.au>; resortmanager <resortmanager@thelinkssouthwestrocks.com.au>

Cc Kim Hoy <kim@cpconstructions.net.au>; Adam Boxall <adam@cpconstructions.net.au>

Hi all

Hope Kerri is feeling better soon - we have been texting

Re noise -

Pre start is 6.25am onsite, we start unlocking from 6am and inspecting from 6.20am typically due to weather and the requirement for us to share ground conditions and or if we need to delay concrete etc , under the da we cannot "work" until 7am but we can 30 mins before commence pre works so starting motors and fuelling machines and or loading into the dwellings and similar , so work prep not work - I know it feels like we are just "working" but I assure you this isnt the case , we will move tools and ladders or grease guns can whir and chirp as we prep to commence works

So I will tool box everyone and all subbies again in our subcontractor meeting on Friday , I will pass on the message but optimistically we are approx 4 weeks away from the building work near you guys being done and I hope for at least a month from managing road works getting ready for final asphalts

I intend to be off site by mid December and leave you guys in peace for a solid 12 months

So apologies , and I know it's frustrating and loud and heartbreaking from time to time - but we are nearly there I assure you and your homes will have some peace and quiet 😊

Thanks

M



Mark Dunsby INSW Construction Manager I

Director

Casa Paradiso Constructions

T 0437 753 368

E mark@cpconstructions.net.au

W https://cpconstructions.net.au/

A 8/3986-3988 Pacific Hwy, Loganholme, QLD, 4129

Wellbeing Notice
Managing work and life responsibilities is unique for everyone. I may have sent this email at a time that works for me; however, there is no expectation for you to read, acknowledge, or respond outside of your normal working hours. Please feel free to reply at a time that works best for you.

From: David Catchpole <resortmanager@thelinkssouthwestrocks.com.au>

Sent: Thursday, 10 September 2026 07:24:34

To: Christine Deaner <christine.deaner@bigpond.com>

Cc: Mark Dunsby <mark@cpconstructions.net.au>; Kim Hoy <kim@cpconstructions.net.au>; Adam Boxall <adam@cpconstructions.net.au>

Subject: RE: Construction work commenced before 7am this morning

Hi Christine,

I have CC the construction team into this email so they can investigate. As you know 7am is the approved start time so I will endeavour to find out who they were and get them to address this.

Regards,

David Catchpole | Resort Manager
SEA SPIRIT LIFESTYLE SOUTH WEST ROCKS
55 Athena Parade, South West Rocks
M: 0457 258 238
E: resortmanager@thelinkssouthwestrocks.com.au
W: thelinkssouthwestrocks.com.au

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-----Original Message-----

From: Christine Deaner <christine.deaner@bigpond.com>

Sent: Thursday, 10 September 2026 7:04 AM

To: Resort Manager <resortmanager@seaspiritlestyle.com.au>
Subject: Construction work commenced before 7am this morning

AGZ (2)

David,

A tradesperson using a power tool started work around 6.45/7am this morning near our home.

Not sure if it was in one of the homes adjacent to us or in the new Crescent behind us.

This is not the first time.

With the construction next to us, across from us and over the back from us which started early this year and is still not completed (7 months later) this is unacceptable.

Added to that we both have pneumonia and are taking antibiotics.

Please speak with CP Constructions and communicate back to all existing residents in Sunnydale Crescent and Royal Pines as to when all of the new homes currently under construction in both these streets will be finished.

Thank you,
Christine
Sent from my iPhone