

The Links Residents Committee Inc

Meeting agenda

18 May 2026

4pm

Agenda Items

Attendees Judie Darke, Stuart Robinson, Paula Chow, Sue Elliott, Greg Lawton

Apologies Kerri McFarlane, Frank Nunnari, Jen Graham

Matters Arising from the last minutes

- Open to floor Letter sent to Receivers covering: Conduct at Town meeting, Format of future meetings, Conduct of CP staff on site and Outstanding Defects.
Response received to which the Receivers concurred with our view points, but not fully covered points which will again be highlighted in a response letter to them.
A copy of their email 6 May 2026 with their responses attached to minutes.

Correspondence In/Out

- Letter to Receiver and responses re Conduct of CP at Town Meeting, Format of future town meetings, Conduct of CP staff on staff, Outstanding Defects
as mentioned above with a follow up letter on CP staff on site, outstanding defects clarification to be drafted and sent.
It has been stated that CP and the Receivers have no legal right to make good the Defects but it is considered if they took ownership of The Links, that would come with some responsibility to make good defects. It is appreciated they have stated they would try
- Fit out of Clubhouse (cinema) Paula
It was discussed that there has been a lot of conversation about the cinema in the new clubhouse but nothing concrete to the fitout

thereof.

It was also mentioned that there were a lot of rumours about what is to go into the Clubhouse to deem it completed and useful.

Whilst CP staff have suggested it is all in hand, it would be nice to know what are the plans to give the residents some clarification to stop the rumours

It was agreed a letter be sent for some clarification. Greg L to draft

•

Discussion Points

- Open to Floor
- The new **Sales Manager** has started, Kelly Cooper (Kel) and is keen to get the sales happening,
- **RM on leave.** Who is the go-to person? The RM newsletter stated contact garden staff but no phone or email addresses were supplied. Do they have access to phone and email? Follow up required
- **Water Flow Issues** Over the weekend there has been torrential rain which has caused issues for existing home owners where construction sites next to their homes do not have completed drains, downpipes, water flow routes which has caused flooding in a few properties at the southern end of Royal Pines Ave. This is to raised with the Receiver to consult with CP to work on a temporary water flow structure so as to not cause flooding that nearly made it into residents homes. Greg L to sent.

General Business

- **Welcome Packs**
The Social Club (led by Teri Moxham) has put together draft documents that is considered should be in a “Welcome Pack” from the LRC/Social Club about the estate and the township/facilities. These draft documents were tabled at the meeting for discussion. This Welcome Pack would be separate from what the Owners would provide and be a little more personal rather than just statutory documents.
It was agreed that it is a good idea but the documents themselves need some work which a couple of LRC committee members will work on.

- **LRC Buddy System**

It was also discussed along with the Welcome packs, perhaps a “Buddy System” be set up with LRC committee members (who were interested) be a first point of contact for new residents should they have some quick general questions about the estate. Further discussion will take place at next meeting along with the further review of the “Welcome Pack” contents.

Next meeting 22 June 2026 @ 4pm

Recent Town Meeting at the Links 2 April 2026

From Kerri McFarlane <thelinksresidentscommittee@hotmail.com>

Date Sun 03-May-26 10:57 AM

To Richard Lawrence <rlawrence@mackaygoodwin.com.au>; Rachel Brown <rbrown@mackaygoodwin.com.au>; Christian Basilisco <cbasilisco@mackaygoodwin.com.au>

Hi Richard,

It is appreciated that one of our committee members has already raised the issue around the way the representative from CP Constructions handled his part of the meeting 2 April 2026 to the residents at The Links.

Since then we have held our monthly Links Residents Committee (LRC) meeting and it was requested it be raised again but from a committee perspective.

The representative of the Builder/Developer (CP) treated all the questions with disdain and arrogance. Whilst some were answered other were not, or not without some form of abuse, slander or derogatory commentary. It was deemed intimidating and, to an extent bullying, which is unacceptable no matter who they are addressing.

We see the solution being that, in future, the Town meetings go ahead with yourselves presenting what is happening from your perspective, but this time, as we did at last meeting, a list of questions for the Developer/builder be supplied from the committee representing the residents here and a written response from CP Constructions (CP) be supplied and read out by say the Receivers. That way the meeting can be kept succinct with direct answers to direct questions.

Please let us know what you think.

Also, we have received numerous complaints from residents about the foul language and the volume of the voices at the early morning meetings CP hold with their staff. This was raised at the first meeting with the representative from CP saying they would tone them down but it doesn't seem to have happened.

Other complaints have been received where the verbal abuse from CP towards their staff on actual building sites next door to occupied houses has taken place and heard by neighbours.

Would you please raise these issues as well, the community is very quiet here of a morning before the works start and all can be heard.

Defects as an issue was raised and we appreciate you are looking to see where you can assist. FYI the Resort Manager has a list of all defects outstanding if you want to review what is outstanding.

On behalf of the Residents Committee

From: Christian Basilisco <cbasilisco@mackaygoodwin.com.au>
Sent: Wednesday, May 6, 2026 10:42 AM
To: Kerri McFarlane <thelinksresidentscommittee@hotmail.com>
Cc: Richard Lawrence <rlawrence@mackaygoodwin.com.au>; Rachel Brown <rbrown@mackaygoodwin.com.au>
Subject: RE: Recent Town Meeting at the Links 2 April 2026

Dear Kerri,

Thank you for your email below and for raising these matters on behalf of the Links Residents Committee following our meeting on 2 April 2026.

1. Conduct at the Meeting

We understand the Committee's concerns regarding the conduct of the CP Constructions representative at the meeting. We acknowledge that the tone of some exchanges fell short of what residents are entitled to expect, and we apologise that the experience on the day was not a positive one for the committee or the broader resident group. Please be assured that this matter has previously been raised internally, and that respectful and professional engagement with all residents is something we take very seriously. We are committed to ensuring that resident enquiries are addressed in a courteous and constructive manner going forward.

2. Format of Future Town Meetings

We appreciate the Committees suggestion regarding questions for future town meetings being provided to the CP Constructions in advance, with written responses be read out at the meeting. We confirm will look into this approach and we will provide you with confirmation once another meeting is scheduled in the future. Should we proceed on this basis, we will liaise with you ahead of the next meeting to confirm the timing for submission of these questions.

3. Conduct of CP Staff On Site

We note the committee's concerns regarding the volume and language used during early morning staff meetings, as well as the reports of verbal exchanges on building sites adjoining occupied homes. As you may be aware, these matters have been raised previously and addressed with CP Constructions following earlier complaints. Should there be further incidents which have occurred, it would be appreciated if you could provide specific details and report it to our office.

4. Outstanding Defects

We confirm we are aware of the outstanding defects, and we are continuing to work with the Resort Manager directly to review that list and assess what can reasonably be addressed.

Whilst we would like to remedy all defects, we are limited to the funds available to us. You will find that this restriction in budget will either mean that a small defect will be delayed until a time when there are sufficient funds to meet the cost of the rectification work, or that they may be denied if the defects are too substantial (or not required to be addressed). We have committed a large percentage of the resorts revenue to the defect budgets to date in good faith.

It is important to note that as the Receiver, there is no legal obligation for our office to remedy those defects. We are instead choosing to work with the resort manager to do what we can the benefit of the committee during what is understandably a difficult time for everyone. This is the same for CP Constructions, which is why it has previously been mentioned that residents could try to pursue the original builder for the defects.

We welcome you to send through any information regarding defects directly so that we can assess what can be done and provide you with a clearer picture of where things stand.

If you have any further queries, then please do not hesitate to contact me.

Kind regards,

Christian Basiliaco
Insolvency Analyst

Mackay
Goodwin

t: 02 9220 7194

e: cbasilisco@mackaygoodwin.com.au

w: mackaygoodwin.com.au

a: Suite 12.02 Level 12, 20 [Bridge Street, Sydney NSW 2000](#)

p: PO Box R1812, Royal Exchange NSW 1225

Corporate Advisory | Restructuring | Insolvency

Sydney | Brisbane | Melbourne | Perth | Bangkok



**Standing with Australian businesses
in the moments that matter**

READ NOW