

# NOTICE OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021



ACUMEN STRATA

## Members of Prince Henry at Little Bay Community Association DP 270427 Anzac Parade, Little Bay NSW 2036

The Meeting will be held on Monday, 28 November 2022

Located at Hibiscus Room in the Coast Centre for Seniors, Curie Ave, Little Bay NSW 2036  
- Commencing at 6:00pm

### AGENDA

- 1. Declaration of Interests**

That pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021 the meeting notes any declaration by a member of the committee of any direct or indirect pecuniary interest and/or conflicts of interest in relation to a matter being considered at this meeting and resolve how that declaration shall be accommodated at the meeting.

*Explanatory Note: Requirement under the Community Land Management Act 2021.*
- 2. Resignation**

That the Committee note the resignation of Rebecca Gore and resolve election of an Association Committee Member to fill the vacancy should any nominations received by the time of the meeting.

*Explanatory Note: Following the resignation of Rebecca Gore, the committee to resolve filling the vacancy should there be a nomination received by the time of this meeting.*
- 3. Acting Member**

That pursuant to Section 37 of the Community Land Management Act 2021, the Executive Committee consent to any acting members.

*Explanatory Note: Requirement under the Community Land Management Act 2021.*
- 4. Office Bearers**

That the secretary, treasurer and chairperson of the Association Committee be appointed.

*Explanatory Note: Following the election of the new Association Committee, the office bearers be appointed.*
- 5. Minutes**

That the minutes of the Association Committee Meeting held 9 February 2022 and 9 August 2022 be confirmed as a true and accurate account of that meeting.

*Explanatory Note: The minutes are attached to this notice of meeting.*
- 6. Financial**
  - (a) **Report:** That the financial accounts ending 30 June 2022 be tabled and received.
  - (b) **Aged Arrears:** That the arrears report be noted and resolve to refer the following lots for legal recovery:
    - Lot 75 (DP 286017); and
    - Lot 122 (24 Gubbutteh Road)

*Explanatory Note: The financial report is prepared by Acumen Strata and attached to this notice of meeting.*

- 7. Outstanding Matters from Previous Meeting** That the Committee review, discuss and resolve actions on outstanding matters from the previous meeting(s) nominated below:
- a) Yarra Bay Cruise Terminal
  - b) Heritage Maintenance Plan (Crown Lands)
  - c) Lot 75 (NA286017) - 4 Meyler Close Subdivision (Plan Registration)
  - d) Process for a consistent approach to resident only signage throughout Prince Henry
  - e) 11 Jennifer Street – DA/698/2020
  - f) Mark Moran at Little Bay – Vodafone Antenna Installation Enquiry
- Explanatory Note: Items are carried over from previous meetings*
- 8. Price Henry Community Website** That the Website Sub-Committee provides an update to the Association Committee to determine any necessary action.
- Explanatory Note: Motion carried over from previous meetings*
- 9. Site Monitoring Breaches** That the Association Committee reviews the site monitoring breaches and determines any necessary action:
- a) Lot 5 (NA285909) – 41 Gubbuteh Rd – Unauthorised Chicken Wire Style Screening
  - b) Lot 88 (Torrens Title) – 37 Gubbuteh Rd – Large Boat & Trailer
  - c) Lot 75 (DP 286017) – 14 Ewing Ave – Unauthorised Building Works
  - d) Lot 75 (DP 286017) – 1 Meyler Close – Poor Maintenance of Property
- Explanatory Note: Motion carried over from previous meetings*
- 10. Telecommunications** That the Committee review the following telecommunications matters and determine any necessary action:
- a) Lot 1 – Telstra equipment and usage
- Explanatory Note: Motion carried over from previous meetings*
- 11. Landscaping** That the Committee consider appointing a landscaping liaison to liaise with the Gardens in Mind in respect of the general upkeep of the Community Association.
- Explanatory Note: The Landscaping liaison to be appointed.*
- 12. Bays & Beaches Precinct** That the Committee receive an update on the outcomes at the Bays & Beaches meetings.
- Explanatory Note: The Bays and Beaches Precinct meetings are held every two months.*
- 13. Next Meeting Date** That the Association Committee to consider and confirm a schedule for the next Association Committee Meetings.
- Explanatory Note: The committee to determine the schedule for future meetings. .*

## Closure

**Date of this Notice: Wednesday, 16 November 2022**

*An owner or the nominee of a corporate owner or owner of a Lot in a subsidiary scheme is entitled to attend Executive Committee meetings but can address the meeting only if invited to do so by the Executive Committee.*

**Acumen Strata Management Pty Limited**

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