

MINUTE OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021

Members of Prince Henry at Little Bay Community Association

DP 270427

Anzac Parade, Little Bay NSW 2036



ACUMEN STRATA

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

Present	Apologies	In Attendance
Bill McGregor Steve McDermott Phil Bannister Lesley Wood Michael McIntosh		Susan Graham (Lot 5) Bruce Jennings (Lot 7) Helga Nilsen (Lot 82) John Pearson (Lot 51) Reem Mina (Lot 127) Jolly Duong (Acumen Strata)
Chairperson: Jolly Duong (by invitation)		

- 1. Declaration of Interests** Pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021, no disclosures were made.
- 2. Resignation** **Resolved** that the Committee note the resignation of Rebecca Gore and elect Robyn Alexander to fill the vacancy.
- 3. Acting Member** **Resolved** that pursuant to Section 37 of the Community Land Management Act 2021, the Committee consent to any acting members.
- 4. Office Bearers** **Resolved** that the secretary, treasurer and chairperson of the Association Committee be appointed as follows:

Chairperson	Steve McDermott
Secretary	Phil Bannister
Treasurer	Michael McIntosh

- 5. Minutes** **Resolved** that the minutes of the Association Committee Meeting held 14 June 2022 and 9 August 2022 be confirmed as a true and accurate account of those meeting.
- 6. Financial**
 - (a) Report: Resolved** that the financial accounts ending 30 November 2022 be tabled and received.
Noted queries in respect of the following items:
 - Electrical Usage being allocated to one line item and not split between street lights line item
 - Consultancy charge of \$375
 - Oncharge of costs for signage removal by Hire a Hubby and work done by Gardens in Mind

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Association Committee will consider an action plan to encourage all members to nominate email service of documents to save on costs.

Community Manager to send a list of the lots on postal services to the Committee for review.

- (b) **Aged Arrears: Resolved** that the arrears report be noted and resolve to refer the following lots for legal recovery:
- Lot 75 (DP 286017); and
 - Lot 122 (24 Gubbuteh Road)

7. Outstanding Matters from Previous Meeting

The motion was deferred until a subsequent meeting.

8. Price Henry Community Website

The Website Sub-Committee provides an update to the Association Committee and the following was noted:

- Website is now finished, it is being managed by Susan Graham
- Association Committee will develop a plan for the transitioning of the management of the website.

9. Site Monitoring Breaches

The Association Committee reviewed the site monitoring breaches and **RESOLVED** as follows:

- Lot 5 (NA285909) – 41 Gubbuteh Rd – Unauthorised Chicken Wire Style Screening
The matter has been resolved.
- Lot 88 (Torrens Title) – 37 Gubbuteh Rd – Large Boat & Trailer
Resolved to instruct the strata manager to prepare a strata application for the removal of the boat trailer.
- Lot 75 (DP 286017) – 14 Ewing Ave – Unauthorised Building Works
Noted that Council has allowed for a retrospective Development Application to be submitted, no further update from Council as of yet.
- Lot 75 (DP 286017) – 1 Meyler Close – Poor Maintenance of Property
The matter has been resolved.

10. Telecommunications

The Association Committee reviewed the following telecommunications matters and **RESOLVED** as follows:

- Lot 1 – Telstra equipment and usage
The Telstra equipment for Lot 1 was due to have been removed in September 2022 and the equipment has not yet been relocated. Community Manager to follow up LBN Co. for an update.

11. Landscaping

Resolved that the Association Committee to appoint a landscaping sub-committee comprising of Phil Bannister, Lesley Wood, Robyn Alexander, to liaise with the Gardens in Mind in respect of the general upkeep of the Community Association.

Community Manager to circulate a marked up copy of the Community Plans of the landscaping areas.

12. Bays and Beaches Precinct

The Association Committee received a general update in relation to the Bays & Beach Precinct and noted as follows:

- Their AGM is due to be held on 5 December 2022;
- Susan Graham will attend the next meeting and will report back to the Association Committee.
- The Bays & Beach Precinct may be dissolved at the AGM, however if it is not, the Association Committee will consider forming a roster for the attendance for the 2023 year.

13. Next Meeting Date

Resolved that the Association Committee determined the date, time and location of the next meeting be Monday, 16 January 2023 at 6:00pm for a location to be determined at a later date.

Closure

There being no further business the meeting closed at 6:57pm.