

MINUTE 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

The Meeting was held on Monday 16 January 2023

Located at Hibiscus Room in the Coast Centre for Seniors, Curie Ave, Little Bay NSW

Commenced at 6:01pm

Present	Apologies	In Attendance
Bill McGregor Steve McDermott Phil Bannister Lesley Wood Michael McIntosh	Robyn Alexander	Susan Graham (Lot 5) Helga Nilsen (Lot 82) Inna and Igor (Lot 88) (joined at 6:07pm) Jolly Duong (Acumen Strata) Raymond Rez (Acumen Strata)
Chairperson: Steve McDermott		

- 1. Declaration of Interests** Pursuant to Clause 1 of Schedule 2 of the Community Land Management Act 2021, no pecuniary interests were declared.
- 2. Acting Member** Pursuant to Clause 34 of the Community Land Management Act 2021, The Association Committee consented following action member nominations:
 - Robyn's acting nomination for Helga.
- 3. Minutes** **Resolved** that the minutes of the Association Committee Meeting held 28 November 2022 was confirmed as a true and accurate account of that meeting.
- 4. Financial**
 - (a) Report: Resolved** that the financial accounts ending 30 November 2022 was tabled and received.
 - (b) Aged Arrears:** Noted that the arrears list be received and instructions to issue reminder notices as required.
- 5. Outstanding Matters from Previous Meeting** **Resolved** that the Committee reviewed and resolved actions on outstanding matters from the previous meeting(s) as stated below:
 - a) Yarra Bay Cruise Terminal
No update on the matter – once the consultation period there will be a further update.
 - b) Heritage Maintenance Plan (Crown Lands)
Crown Lands will provide a Heritage Maintenance Plan once it is prepared.
 - c) Lot 75 (NA286017) - 4 Meyler Close Subdivision (Plan Registration)
No update from the managing agent of Lot 75. Managing Agent to continue to follow up.
 - d) Process for a consistent approach to resident only signage throughout Prince Henry
Noted that the Council Local Traffic Committee will be presented with a proposal in their meeting in March 2023. Stakeholder meeting to be provided following.
The Chairperson will follow up with Council on this matter.

- e) 11 Jennifer Street – DA/698/2020
DA conditionally approved – works appear to have commenced.
- f) Mark Moran at Little Bay – Vodafone Antenna Installation Enquiry
No further progress following request for consultant with Telstra technical team re device locations.

6. Applications

Resolved that these applications be received and ratified:

Date	From	Details	AC Comments
7/12/22	Lot 105 (6 Newton St)	Solar Panels	Have the application reviewed by the architect before further consideration for approval.
29/11/22	Lot 88	Awning Application	Association Committee will refer to the Council and the Architect for comment before further consideration of the application.

Inna and Igor left the meeting at 6:33pm.

7. Price Henry Community Website

The Association Committee noted as follows in respect of the website and newsletter:

- Susan to prepare a transition plan for the management of the website and newsletter management
- Web provider to upload documents moving forward.
- Susan to arrange for a zoom call with the developer of the website to discuss a way forward.
- Susan to prepare the next edition of the newsletter.

8. Site Monitoring Breaches

Resolved that the Association Committee reviewed the site monitoring breaches and determines the following action:

- a) Lot 88 (Torrens Title) – 37 Gubbuteh Rd – Large Boat & Trailer
Resolved that the Community Application has been lodged with NCAT and are awaiting further notices to be received.
Resolved that the managing agents obtain quotes for legal representation of this matter.
- b) Lot 75 (DP 286017) – 14 Ewing Ave – Unauthorised Building Works
Resolved instructions for Strata Manager to seek clarification from Council in respect of this application.

9. Telecommunications

Resolved that the Committee reviewed the following telecommunications matters and determine the following action:

- a) Lot 1 – Telstra equipment and usage
Noted that Telstra has completed the installation of their new service, and Opticomm’s Engineering team are intending to transfer the service by Mid-February 2023 which allows time for the connection and outage notification.

10. Landscaping

Resolved that the Phil Banister to be appointed as the liaison with Gardens in mind.

**11. Bays & Beaches
Precinct**

Resolved that the Committee received an update and noted as follows:

- Key concern for the CA would be the installation of the toilet block (potentially red) is currently on hold with no progress to discuss.
- Joint venture between Council and The Coast for a proposed structure (shower, toilet and terrace) – currently on hold with no progress to discuss.

**12. Next Meeting
Date**

Resolved that the Association Committee determined the date, time and location of the next meeting be Monday, 13 March 2023 at 6:00pm at Hibiscus room, and AGM on Monday, 17 April 2023 at Frangipani Room at 6:00pm.

Closure

There being no further business the meeting closed at 7:35pm.