

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, 13 March 2023

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. 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.
- 3. Minutes**

That the minutes of the Association Committee Meeting 16 January 2023 be confirmed as a true and accurate account of that meeting.

Explanatory Note: The minutes are attached to this notice of meeting.
- 4. Financial**
 - (a) **Report:** That the financial accounts ending 31 January 2023 be tabled and received.
 - (b) **Aged Arrears:** That the arrears report be noted and received.
 - (c) **Budget:** That the committee review the proposed budget and resolve to present the budget to the Annual General Meeting.

Explanatory Note: The financial report is prepared by Acumen Strata and attached to this notice of meeting.
- 5. Additional Motions for the AGM**

That the committee consider and resolve any additional motions to be included in the upcoming Annual General Meeting Agenda.

Explanatory Note: The motion is to resolve any additional motions to be included in the upcoming AGM that is required above and beyond the statutory motions.
- 6. Outstanding Matters from Previous Meeting**

That the Committee review, discuss and resolve actions on outstanding matters from the previous meeting(s) nominated below:

 - a) Heritage Maintenance Plan (Crown Lands)
 - b) Lot 75 (NA286017) - 4 Meyler Close Subdivision (Plan Registration)
 - c) Process for a consistent approach to resident only signage throughout Prince Henry

Explanatory Note: Items are carried over from previous meetings

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7. Website Management

That the Committee resolve to engage Highland Graphics for the ongoing management of the Community Website.

Explanatory Note: This motion is to resolve the engagement of the development team that created the website for its ongoing management.

8. Applications

That applications be received and ratified as followed:

Date	From	Details	AC Comments
7/12/22	Lot 105 (24 Jenner Street)	Pool Application	

Explanatory Note: That any applications received be ratified.

9. 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

10. Site Monitoring Breaches

That the Association Committee reviews the site monitoring breaches and determines any necessary action:

- a) Lot 88 (Torrens Title) – 37 Gubbuteh Rd – Large Boat & Trailer
- b) Lot 75 (DP 286017) – 14 Ewing Ave – Unauthorised Building Works

Explanatory Note: Motion carried over from previous meetings

11. 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

12. 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: Tuesday, 28 February 2023

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.