

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 2036

The Meeting was held on Monday, 13 March 2023

Located at Hibiscus Room in the Coast Centre for Seniors, Curie Ave, Little Bay NSW 2036

- Commenced at 6:00pm

Present	Apologies	In Attendance
Phil Bannister Lesley Wood Steve McDermott Michael McIntosh		Suzanne Henderson (Lot 18) Lyndsey Neale (Lot 30) Bruce Jennings (Lot 70) Helga Nilson (Lot 82) Steven Miller (Lot 105) (left at 6:05pm) Chris James (Lot 105) (left at 6:05pm) 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 declarations were made.
- 2. Acting Members** Pursuant to Section 37 of the Community Land Management Act 2021, the Association Committee consent to the following acting member nominations:
 1. Robyn nominatin Helga Neilson
- 3. Minutes** **Resolved** that the minutes of the Association Committee Meeting held 16 January 2023 was confirmed as a true and accurate account of that meeting subject to amending the typographic error of "outstanding" in the Motion 5d.
- 4. Financial**
 - (a) **Report: Resolved** that the financial accounts ending 31 January 2023 was tabled and received.
 - (b) **Aged Arrears: Resolved** that the arrears report was tabled and the strata managing agent to continue issuing reminder notices as required.
 - (c) **Draft Budget:** The Committee received and considered the draft budget for AGM and resolved to present the draft budget to the AGM.
- 5. Additional Motions for the AGM** The committee considered and resolved that no additional motions are required for the Annual General Meeting Agenda.

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)
No Heritage Maintenance Plan was provided, they are anticipating that it be prepared by June 2023.
- b) Lot 75 (NA286017) - 4 Meyler Close Subdivision (Plan Registration)
No update on this matter, as the strata managing agent is currently not responding to emails or calls.
- c) Process for a consistent approach to resident only signage throughout Prince Henry
This was deferred to later in the meeting for a general update from a meeting with Council.

7. Website Management

Resolved to engage Highland Graphics for the ongoing management of the Community Website.

8. Applications

The following applications has been received and ratified as followed:

Date	From	Details	AC Comments
7/12/22	Lot 105 (24 Jenner Street)	Pool Application	Resolved approval subject to architect's review.

9. Price Henry Community Website

The Website Sub-Committee provided an update to the Association Committee and resolved as follows:

- 1. The website management will be transferred to Highland Graphics;
- 2. The Association will look to purchase the domain of "phca.com.au"; and
- 3. Further updates deferred until Highland Graphics are engaged.

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
Legal quotes are being obtained for legal representation for the NCAT proceedings as leave was granted for both parties to be legally represented. Once quote has been obtained, the strata managing agent to follow up for another quote for comparison.

Resolved instructions for the issue of a letter of offer for to the owners of Lot 88 before incurring legal costs.

- b) Lot 75 (DP 286017) – 14 Ewing Ave – Unauthorised Building Works
The managing agent to follow up with Council for their update on the Council Application.

11. Telecommunications

The Committee reviewed the following telecommunications matters and determine any necessary action:

- a) Lot 1 – Telstra equipment and usage
LBN Co has completed the connection in Rockpool, and the will be arranging for a disconnection day to switch over the server source. Telstra will notify affected properties to have a change over, which will be a service shutdown of about 3-4 hours on a single day.

Resolved instructions for all four (4) locks for Lot 1 to be re-keyed.

**12. Next Meeting
Date**

Resolved that the Annual General Meeting will be held on Monday, 17 April 2023 at 6:00pm in the Frangipani Room.

**Meeting with
Council**

The Association Committee provided an update on the meeting held with Council on 11 March 2023 and noted as follows:

Ownership of Roads

Council has agreed to take the ownership of Flory and Gull and the associated infrastructure. The Strata Managing Agent is to write to Council to confirm this outcome.

Street Signage

Council is working on consistent signage for PHCA, however, Council is preparing this for review with the Traffic division and will come back to the committee once this has progressed.

Closure

There being no further business the meeting closed at 7:10pm.