

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, 29 May 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 Bill McGregor Robyn Alexander		Patrick McMullen (Lot 6, SP 80510) Ian Williams (Lot 7, SP 79613) Kerri-Ann Russo (Lot 13, SP 84782) John Pearce (Lot 51, SP 86015) Chris Hansen (Lot 127, SP 85837) Deirdre Kearney (Lot 127, SP 85837) Geoff Thomas (Lot 127, SP 85837) 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.
- 3. Minutes** **Resolved** that the minutes of the Association Committee Meeting held 13 March 2023 was confirmed as a true and accurate account of that meeting.
- 4. Financial**
 - Report: Resolved** that the financial accounts ending 30 April 2023 was tabled and received.
 - Aged Arrears: Resolved** that the arrears report was tabled and the strata managing agent to continue issuing reminder notices as required.
Noted that:
 - Lot 75 has appointed a new Community Managing Agent and are raising a special levy to resolve the arrears.
 - Lot 122 – has paid in full the first set of legal proceedings and a fresh 28 day notice was issued. If no payment by the expiration of the 28 day notice a fresh set of proceedings can be commenced.
- 5. Outstanding Matters from Previous Meeting**

The Committee reviewed, discussed and resolve actions on outstanding matters from the previous meeting(s) as follows:

 - Heritage Maintenance Plan (Crown Lands)
Crown Lands has not provided a Maintenance Plan.
Managing Agent to continue to follow this up, noting it was expected to be provided in June 2023.
 - Lot 75 (NA286017) - 4 Meyler Close Subdivision (Plan Registration)
The new managing agent has been advised of this matter and is taking instructions from their association committee.

6. Applications

The applications be received and ratified as followed:

Date	From	Details	AC Comments
7/12/22	Lot 36 (1 Murra Murra Place)	Development Application	Design to be reviewed by Architect for review
8/5/22	Lot 18 (1-3 Gubbuteh Road)	Signage Application (for rope access façade works)	Not approved.

7. EV charging

The Association Committee discussed the potential implementation of EV Charging in the Community Association and noted as follows:

- a. Robyn Alexander reported on discussions with Council on developments re EV Charging in Randwick and in particular in the Prince Henry precinct;
- b. Council has proposed a workshop for Prince Henry residents to gain an understanding of the options for EV Charging in strata complexes
- c. It has been agreed the workshop will be at the Prince Henry Centre between 6:00pm – to 7:30pm in July 2023;
- d. Once the meeting and date are confirmed by Council, the Managing Agent will notify all members.
- e. The Association Committee is urging a collaborative approach so that the various strata bodies can share information and expertise on EV charging options.

8. Meeting with Council – Traffic and Parking

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

- a. The Association Committee had a meeting with Council to discuss the following issues raised by residents:
 - a. Speed of drivers in the Community Association
 - b. Directional Traffic issues ;
 - c. Parking issues;
 - d. Potential speed limit changes; and
 - e. Consistent signage for the PHCA.
- b. Council has advised that they will discuss their proposal further with shopkeepers, and the affected residents on the proposal before coming back to the Committee;
- c. Once they have finalised their proposal they will arrange for a community wide consultation for feedback.
- d. At this stage, the proposal is preliminary and is subject to further advise from Council's technical team and will need to be referred to the Council's Traffic Committee for approval following community consultation.

Further discussion was had with the members present to raise the following issues:

- Lot 51 requested further information on the change of ownership of Florey Cres and Gull Way/Street back to Council.
 - o The committee advised that this was raised with Council in a meeting on 8 March 2023.
 - o The committee has sought confirmation that Council is open to taking on the ownership but the Community Association will need to obtain legal advice to progress this further.
 - o The member requested for a written response from the Association Committee.
- Lot 127 advised that their managing agent is in the process of making an application to change the registered name of Gull Way back to Gull Street
 - o The Association Committee asked the member to provide an update to the Community Manager to follow up with Council (if required).

9. By-law Compliance Contractor

Resolved that the Association Committee resolve instructions for obtaining quotes for the services of by-law compliance management as per the scope reviewed by the committee.

It was further noted that the 2022 AGM – Resolution was to not proceed with a tender for an Estate Manager.

The Association Committee wishes to obtain the quotes to understand the costs and scope required to assist with by-law compliance.

Concerns raised by members present that the motion was defeated at the 2022 AGM, and should bind the committee, however, it was noted that the motion does not apply to the newly appointed Association Committee, and the scope and nature of the scope is different to that of an Estate Manager.

10. Site Monitoring Breaches

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

- a) Lot 75 (DP 286017) – 14 Ewing Ave – Unauthorised Building Works
 - Note that a new managing agent has been appointed, and update has been sought from the new managing agent.
 - Council has not responded to the follow up on the Development Application for retrospective approval.
- b) Lot 18 (SP 86334) – 1-3 Gubbuteh Road – Unauthorised Signage
 - The managing agent has been requested for the removal of the sign.

11. Lot 88 – NCAT Proceedings

Resolved that the Association resolve to ratify its decision to engage Grace Lawyers to represent the Community Association in NCAT proceedings file No. CL 23/03624 against Lot 88 in accordance with their fee proposal dated 6 April 2023.

12. 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 switch over of the services to Rockpool. Telstra has been requested to remove the equipment.

13. Next Meeting Date

Resolved that the will be held on Monday, 17 July 2023 at 6:00pm in the Hibiscus Room.

Closure

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