

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 24 July 2023

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

Commenced at 6:11PM

Present	Apologies	In Attendance
Leesley Wood Robyn Alexander Steve McDermott	Phil Bannister Bill McGregor	Len Ryan (Lot 52, SP 86466) Chris Hansen (Lot 127, SP 85837) (<i>left at 6:53pm</i>) Ian Williams (Lot 7, SP 79613) Suzanne Hendersan (Lot 18, 86334) Luke Todd (Lot 75, DP 286017) Lynsdesay Neale (Lot 30, SP 86078) (<i>left at 7:00pm</i>) Jolly Duong (Acumen Strata)
Chairperson: Jolly Duong (by invitation)		

- 1. Declaration of Interests** **Resolved** 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:
 - Phil Bannister and Bill McGregor to Steve McDermitt
- 3. Minutes** **Resolved** that the minutes of the Association Committee Meeting held 29 May 2023 was confirmed as a true and accurate account of that meeting subject to the amendment of adding Len Ryan (Lot 52, SP 86466) to that In Attendance list.
- 4. Financial**
 - Report: Resolved** that the financial accounts ending 30 June 2023 was tabled and received.
Noted that the managing agent will be engaging an energy broker to review the electricity contracts for the CA.
 - Aged Arrears: Resolved** that the arrears report be noted and resolved instructions for the strata managing agent to issue reminder notices as required.

- 5. Outstanding Matters from Previous Meeting** **Resolved** that the Committee reviewed, discussed and the actions on outstanding matters from the previous meeting(s) noted below:
- a) **Heritage Maintenance Plan (Crown Lands)**
Crown Land has advised their register has not yet been completed.
 - b) **Lot 75 (NA286017) - 4 Meyler Close Subdivision (Plan Registration)**
NA has advised that an application for sub-division was lodged and rejected. NA recognises 4 and 4A Meyler Close as one lot.
- 6. Council Request for Additional Car Share Spaces** The association committee considered the request from Council for three (3) additional car share parking spaces and resolved as follows:
- Resolved** that the Association Committee request additional information on the reasons as to the proposal.
- 7. Application** **Resolved** that following the review by the CA's Architect for 1 Murra Murra (Lot 36), the Applicant was informed of the concerns raised by the Architect and the applicant is currently reviewing the plans for re-submission to the Architect.
- 8. Website** The Association Committee provided an update on the management of the community website and **NOTED** as follows:
- Notification of the EV Charging was sent through the PHCA Newsletter;
 - There were 100 hits for the website
 - Noted that there were increased subscribership
 - Newsletters will be dispensed with
 - 40% to 60% click rate
 - Website flyer to be distributed for residents/owners to
 - Website will be more proactively and information sharing.
 - Link to the sponsors back to the sponsors website - \$130 to link the sponsors back to the sponsor.
- 9. Membership Flyer** **Resolved** to adopt the new Website flyer for membership and resolved that it will be distributed by:
- Flyer to be provided to the shops in A3 flyer to be placed on the noticeboards
 - Circulated to the members in the community association
 - Circulate to managing agents and ask for it to be displayed on noticeboards and lifts
- 10. Website Sponsorship** Resolve that for the ongoing management of sponsors for the website, the sponsorship invoices will be issued with a covering letter from the Chairperson.
- 11. EV Charging** The following update was **NOTED**:
- The workshop was a success and was great outcome for attendance.
 - Mayor has written a note of thanks the Committee
 - The information that was provided will be provided in pdf for circulation for members once it is provided by Council.
 - It was encouraged that the members share their experience and who you should use for their site.
- Electric Vehicle Council to be contacted to obtain some indication of the power for the Community Association.

12. Meeting with Council –Traffic and Parking

The Association Committee provided an update on the meeting with Council and resolve instructions accordingly for the following items:

a) **Street Name Change – Gull Way**

Note the Street name has been officially gazetted to Gull Street to fix the errors of the registration of the street name on 2 June 2023. Council has advised that the signs are being ordered with estimated time of 6-8 weeks.

b) **Traffic and Parking Issues**

The managing agent to follow up with Council for the updated traffic maintenance plan. Steve to follow up with Council

13. Site Monitoring Breaches

The Committee noted the following site monitoring:

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.
- Owner of 14 Ewing Ave spoken unauthorised works
 - Submitted a proposal to Council for the remediation of the unauthorised works.

Resolved to put a hold on issuing breach notices in the interim to get clarity from NCAT following the hearing with Lot 88 of the boat. **Noted** that the Committee welcomes assistance from Members in respect of affixing breach notices.

14. Telecommunications

That the Committee review the following telecommunications matters and determine any necessary action:

a) **Lot 1 – Telstra equipment and usage**

Equipment has been turned off and Telstra due to remove items by 31 July 2023.

Resolved instructions for for the removal Telstra following 31 July 2023.

b) **Lot 1 – Vacation and future rental**

The Association will look into the rental of the space to generate some income to offset the rental of the lot.

15. Next Meeting Date

Resolved that the Strata Committee determined the date, time and location of the next meeting be Monday, 9 October 2023 on site at 6:00pm.

Closure

There being no further business the meeting closed at 7:16pm .