

MINUTE OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021

Members of Prince Henry at Little Bay Community Association DP 270427

Anzac Parade, Little Bay NSW 2036



ACUMEN STRATA

The Meeting was held on Monday, 15 January 2024

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

Commenced at 6:00 pm

Present	Apologies	In Attendance
Steve McDermitt Phil Bannister Lesley Wood Chris Hanson	Robyn Alexander	Helga Nilson (Lot 82, SP 81878) (<i>joined at 6:18pm</i>) Ian William (Lot 7, SP 79613) John Pearson (Lot 51, SP 86015) Len Ryan (Lot 52, SP 86466) Dominic Harrington (Lot 87) Michael McIntosh (Lot 36, DP 285944) Jolly Duong (Acumen Strata)
Chairperson: Jolly Duong (by invitation)		

- 1. Declaration of Interests** No disclosures were made.
- 2. Acting Members** **Resolved** that the following acting members be consented to for this meeting:
 - Robyn Alexander nominating Helga Nilson as acting member.
- 3. Minutes** **Resolved** that the minutes of the Association Committee Meeting held 9 October 2023 was confirmed as a true and accurate account of that meeting.
- 4. Financial**
 - Report: Resolved** that the financial accounts ending 30 November 2023 was tabled and adopted.
 - Aged Arrears: Resolved** that the aged arrears be noted and the managing agent to continue issuing reminders as required.
- 5. Heritage Maintenance Plan from Crown Lands**

The Committee receive an update Heritage Maintenance Plan preparation by Crown Lands and **NOTED** that Crown Lands has not responded to communications requesting the maintenance plan.

Resolved that the Strata Managing Agent is instructed to escalate the request for a response from Crown Lands.
- 6. Application**

The Association Committee was provided an update from the Architect review of the application for 1 Murra Murra Plan (Lot 36) and noted that a meeting with the owner's designer/builder took place in December 2023, and a revised application will be submitted by the applicants for further review and consideration by the Community Association's Architect.

Acumen Strata Management Pty Limited

ABN 85 609 860 568

PO Box 455 Newtown NSW 2042 | Tel: 02 7253 5820 | info@acumenstrata.com.au | acumenstrata.com.au

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7. EV charging

The Association Committee discussed the potential implementation of EV Charging in the Community Association and noted that Stage 2 EV Grant Applications are open for Strata Plans to register their interest.

Further noted as follows:

- The NSW Grant Program for EV chargers is to be made by Strata Plans should they be interested and meet the criteria.
- The CA cannot apply for the grant, as it does not meet the criteria.
- The Strata Plans should consider and review their circumstances to see if it would be beneficial for the Strata Plans to make an application to the NSW Government.

Further information on the grant can be found here:

<https://www.energy.nsw.gov.au/business-and-industry/programs-grants-and-schemes/electric-vehicles/electric-vehicle-ready>

8. Meeting with Council – Traffic and Parking

The Association Committee was provided an update on the meeting with Council and **NOTED** as follows:

a) Traffic and Parking Issues

Council has not responded to correspondence following up the outcomes of the Traffic and Parking issues for the PHCA.

Resolved for the Strata Managing Agent to prepare correspondence to raise all outstanding matters with Council for a response and an on-site meeting, including but not limited to the following issues:

- Proposed EV Charging Station
- Proposed Car Share spaces
- Incorrect Concrete Mix being used
- Repair required from Council for Curie Ave Kerbside, Brodie Ave service pit, and damage to kerbside in front of Manta Apartments.
- Proposed traffic changes to Curie and Ewing Avenues
- Parking time limits at shops and drivers affecting u-turns on Pine Ave

9. Incorrect Concrete Colour on Gubbuteh Road

The Association Committee received an update on Council's use of the incorrect concrete mix on Gubbuteh Road, and **RESOLVED** to have this raised further due to unsatisfactory completion of the works on Gubbuteh Road.

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

- **Noted** that a new managing agent has been appointed, and update has been sought from the new managing agent.

b) Lot 88 - 37 Gubbuteh Road – Unauthorised boat

- Note that NCAT have made orders for the immediate removal of the boat, and the owners have been requested to remove the boat. The boat has been removed as at the time of this meeting.
- **Resolved** that the Strata Managing Agent is to draft a letter to all members providing an update on the outcome of the NCAT hearing, and remind all members of their obligations to comply with the Community Management Statement By-laws. This letter to be included on the next update on the PHCA website.
- **Resolved** to instruct Grace Lawyers to proceed with making a cost application.

c) Lot 75 – 8 McMaster Place – Unauthorised Fence

- **Resolved** to engage the Architect to review the constructed fence to provide advice as to compliance against the Architectural Landscape Standards for the Community Association.

11. Telecommunications **Resolved** that the Association Committee to execute the storage unit agreement for 9S Jenner Street, Little Bay in favour of Gardens in Mind for a monthly fee of \$251 plus GST, payable monthly to the Association Committee and commencing on 1 January 2024.

12. Next Meeting Date **Resolved** that the Association Committee to hold the Annual General Meeting on Monday, 11 March 2024 at 6:00pm in the Frangipani Room at the Seniors Centre.

Closure

There being no further business the meeting closed at 7:07pm.