

MINUTE OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 1989



ACUMEN STRATA

Members of Prince Henry Community Association DP 270427

Anzac Parade, Little Bay NSW 2036

The Meeting was held on Monday, 16 February 2026

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

Commenced at 6:00pm

Present	Apologies	In Attendance
John Pearson Michelle Morgan Susan Graham Michael McIntosh Pavlos Totis	Georgina Ryan	Ira Williams (arrived 6:27pm) & Ian Williams (arrived at 6:48pm)(DP 285909 – Lot 5) Kerry Russo & Rena McGowan (SP 84782 – Lot 13) Maria Strugarevic (SP 86078 – Lot 30) Linda Mearing, GM Coast Centre (Lots 45 & 99) Len Ryan (SP 86466 – Lots 52, 53, 57, 58 & 59) Fiona Yeum (Acumen Strata)
Chairperson: John Pearson		

- 1. Declaration of Interest**

Resolved that pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021 the meeting noted the following declaration by a member of the committee of any direct or indirect pecuniary interest and/or conflicts of interest:

 - John Pearson in relation to Motion 8, noting the pecuniary interest as an owner within Lot 51 (SP 86015).
- 2. Minutes**

Resolved that the minutes of the Association Committee Meeting held 1 December 2025 were confirmed as a true and accurate account of that meeting.
- 3. Financials**
 - Report: Resolved** that the financial accounts ending 31 January 2026 were tabled and received.
 - Aged Arrears:** The Association Committee received the aged arrears report and noted that Lot 16 was 90 days in arrears. The Community Manager confirmed that the standard levy recovery process was being followed.
 - Draft Budget:** The Committee received and considered the draft budget for AGM and resolved for the budget to be presented to the AGM as discussed.
- 4. Matters from Prior Meeting**

An update relating to the matters raised in the prior meeting be provided:

 - Bays and Beaches Precinct Meetings:**

The Bays and Beaches Precinct Meetings for the 2026 year will be held on the following dates:

 - i. Wednesday, 18 February 2026 – *Michelle Morgan to attend.*
 - ii. Wednesday, 15 April 2026
 - iii. Wednesday, 17 June 2026
 - iv. Wednesday, 19 August 2026
 - v. Wednesday, 21 October 2026
 - vi. Wednesday, 25 November 2026

Attendees for all remaining dates will be determined at the AC meeting following the AGM.

(b) **Association Committee Casual Vacancies:**

- i. Ira Williams, the Association Committee member representing Lot 7, Cardita, offered her resignation, creating a casual vacancy. The Association Committee issued a vote of thanks to Ira for her time and contribution to the Association Committee.

The Association Committee members determined not to fill the casual vacancy as the Annual General Meeting is scheduled for next month (23 March 2026).

- ii. Following many months liaising with Crown Lands, PHCA is close to receiving a decision relating to the nomination of a person from the Coast Centre for Seniors (Lots 45 and 99) to represent Crown Lands (the owner of the lots) on the Association Committee.

The Association Committee confirmed that Crown Lands had confirmed it would be contacting the Coast Centre for Seniors General Manager, Ms Linda Mearing, by the end of February 2026 to arrange for her to be interviewed prior to a potential appointment as Crown Lands representative for PHCA Lots 45 and 99.

(c) **Lot 75 NA DP 280617 | 9 Meyler Close extensive renovations**

It was noted that the Community Association will continue to monitor the works at 9 Meyler Close to ensure compliance. The Neighbourhood Association Manager has been contacted requesting an update of the works as well as documentation from Randwick Council indicating that it is aware of both the applicant's pre-existing and proposed colour schemes and confirms the proposed colour scheme does not nullify the exemption previously granted.

(d) **Council Matters | Site Audits | Community Consultation**

A meeting with General Manager, Ray Brownlee, and Director City Services, Todd Clarke has been confirmed for 25 February at the Prince Henry Centre. The Association Committee has requested all relevant senior managers to be available to attend the meeting to ensure all issues are addressed and progressed.

The Association Committee advised that meeting notes would be shared with the community following that meeting.

(e) **GIPA Application for information on Land Claims within PHCA.**

The Department of Planning, Housing and Infrastructure acknowledged that the PHCA had not been identified as a stakeholder during the assessment of the former Lot 91 (subsequently subdivided into lots 128, 129 and 130). The Department of Planning, Housing and Infrastructure has noted in their database that the PHCA is to be included as an interested party in future active assessments within DP 270427.

The Community Manager was instructed to update the PHCA Community Roll in relation to Lot 128 and Lot 130 to reflect the ownership change from Crown Lands to La Perouse Local Aboriginal Land Council.

5. Sub-Committee Reports

The Association Committee Members provided the following updates:

a. **Prince Henry Telecoms – Formation of New Sub-Committee**

Association Committee Members, Michelle Morgan, John Pearson and Susan Graham have volunteered to form a new sub-committee as a result of the recent extended internet outage.

Subcommittee member Michelle Morgan provided an overview of the online meeting held on 4 February 2026 with AC members and Andy Tybell – Chief Revenue & Product Officer, Wholesale and Growth, Uniti/Opticomm. In accordance with the meeting agenda, Mr Tybell agreed to address in writing by 18 February 2026 all issues in the PHCA letter of complaint dated 22 January 2026, together with additional issues included in that meeting's agenda.

b. **Architect Liaison**

62 Gubbuteh – single dwelling, side boundary – back and forth. Application has been forwarded for the CA's architect for review, despite concerns that the side set-backs are not in accordance with Master Plan requirements. It was noted that Council is reviewing the DCP, with one of the many considerations being to maintain the view corridors throughout Prince Henry, in accordance with the Master Plan.

c. **Council Liaison**

Refer 4 (d) above. It was noted that a meeting with Randwick Council has been scheduled for Wednesday, 25 February 2026 at which all outstanding issues will be discussed with a view to expediting progress.

d. **Landscaping Liaison**

During February, Gardens in Mind cleared two small lots in Gubbuteh Road, at corner of Millard Place adjacent to 27 Gubbuteh Road. They have been replanted and will be mulched as the mulch becomes available from Randwick Council. Further works are planned for Anzac Parade and McCartney Oval in March.

e. **Website/Marketing**

The Association Committee confirms receipt of the expressions of interest received from AnchorSafe and Eastern Suburbs Funerals, to enter into sponsorships with the Prince Henry Community Association website. It was noted that neither AnchorSafe nor Eastern Suburbs Funerals had provided confirmation.

Susan Graham advised that the website had been updated with further information relating to the community wide extended internet outage experienced in January, and updates would be posted as and when new information becomes available.

f. **Site Monitoring**

All by-law breaches raised in the agenda had been resolved at the date of the meeting.

6. **Lot 17 – PHLB Reserve Trust / Geological Reserve**

Resolved that the Association Committee received notification from a resident that the signage at Lot 17, 46R Gubbuteh Road (between 44 and 48 Gubbuteh Road) was faded and illegible. The PHCA managing agent has made enquiries and determined that Crown Lands is responsible for replacing the sign and is happy to do so. However, Crown Lands requested help to source the original wording. (Subsequent to this meeting a photograph of the original sign was sourced from a nearby resident. The PHCA greatly appreciates the information received, which will enable Council to arrange for a replacement sign to be installed.)

7. **Community Association Signage**

Resolved that the Association Committee determines the need for establishing design guidelines for consistent subsidiary scheme no parking signage throughout the Prince Henry site. This will again be discussed with Council at the meeting scheduled for 25 February 2026 raising former requests some years ago for Council guidance.

8. Correspondence & Application

Resolved that the Association Committee receives the following correspondence and application and appropriate action be determined:

Correspondence		
Sender	Matter	AC Decision
Application		
Sender	Matter	AC Decision
(Lot 51 – SP 86015) Bay Terraces	Remedial Works to the Owners Corporation Common Property. <i>Remedial Courtyard Waterproofing works.</i>	Approval granted as these works were necessary to repair the building, and no visible change to the external facades would occur.
(Lot 2 - DP 285910) 62 Gubbuteh Road	New Development Application	As discussed in Motion 5 (b).
(Lots 52, 53, 57,58,59) East Village	Request for like for like no parking signage and line marking replacement.	Approval for this request deferred until recommendations received from Randwick Council.
(Lot 19 – DP 286162) Cowrie, 5-23A Gubbuteh Road	Exclusive use of Common Property and inclusion of installation of pool in the back courtyard of No 5 Gubbuteh Road.	It was noted that no progress had occurred and that this should be removed from the agenda until further documentation had been provided.

9. Next Meeting Date

Resolved that the Association Committee determined that the date, time and location of the next meeting be Monday, 23 March 2026, being the Annual General Meeting, followed by an Association Committee meeting.

Date	Time	Location
AGM Monday, 23 March 2026	6:00pm	The Coast Centre for Seniors
ACM Monday 23 March 2026	Immediately after the AGM	

The Community Manager was instructed to circulate an email to all subsidiary bodies regarding association committee nominations and ensuring updated proxy forms were submitted ahead of the Annual General Meeting. It would be useful for nominations in writing, together with associated documentation, to be emailed to the Community Manager by 16 March 2026, a week before the AGM.

Closure There being no further business the meeting closed at 6:59pm.