

# MINUTES OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021



ACUMEN STRATA

## Community Association DP No. 270427 Prince Henry Community Association at Little Bay Anzac Parade, Little Bay

The Meeting was held on Wednesday, 8 April 2026

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

Commenced at 6:00pm

Present	Apologies	In Attendance
<b>Susan Graham</b> <b>Michelle Morgan</b> <b>Michael McIntosh</b> <b>Linda Mearing</b> <b>John Pearson</b> (via Acting Member – Susan Graham) <b>Leonard Ryan</b> (via Acting Member – Colin Flint) <b>Pavlos Totsis</b>	<b>John Pearson</b> <b>Leonard Ryan</b>	<b>Vincent Wan</b> (Acumen Strata)
<b>Chairperson: Susan Graham</b> (by invitation)		

### **Note regarding Acting Members:**

Susan Graham was appointed as acting member by and on behalf of John Pearson, and Colin Flint was appointed as acting member by and on behalf of Leonard Ryan. The meeting consented to these appointments, as per s37 of the Community Land Management Act 2021.

- 1. Declaration of Interest**

**Resolved** that pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021 the meeting notes any declaration by a member of the committee of any direct or indirect pecuniary interest and/or conflicts of interest in relation to a matter being considered at this meeting and resolve how that declaration shall be accommodated at the meeting.

**Noted** that no declarations were received.
- 2. Minutes**

**Resolved** that the minutes of the Association Committee Meeting held 23 March 2026 be confirmed as a true and accurate account of that meeting.
- 3. Financial**
  - Report: Resolved** that the financial accounts ending 28 February 2026 be tabled and received.
  - Aged Arrears: Resolved** that the Committee receive the aged arrears report dated 31 March 2026 and determine any necessary action.

#### 4. Matters from Prior Meeting

**Resolved** that an update relating to the matters raised in the prior meeting be provided:

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

A meeting was held with Randwick Council on 25 February 2026, and 25 March 2026. It was noted that concerns had been raised regarding Council's proposed installation of a raised pedestrian crossing in Pine Avenue, and a mini-roundabout at the junction of Brodie Avenue, Pine Avenue and Jenner Street, without acknowledgement from Todd Clarke at Randwick Council.

It was further noted that a plaque had previously been stolen from the Jenner Street entrance to Macartney Oval diagonally opposite May Street. Randwick Council had advised this had been completed. However, the replacement has yet to be installed.

The Managing Agent was instructed to follow up with Randwick Council regarding all three matters.

(b) **Bays & Beaches Precinct Meetings**

The Bays & Beaches Precinct meetings for the 2026 year will be held on the following dates:

Meeting Date	Committee Member to attend
Wednesday, 15 April 2026	Susan Graham
Wednesday, 17 June 2026	Michael McIntosh
Wednesday, 19 August 2026	Linda Mearing
Wednesday, 21 October 2026	Leonard Ryan
Wednesday, 25 November 2026	Pavlos Totsis

(c) **GIPA Application for Information on all land claims within PHCA**

The Managing Agent has received title searches dated 30 March 2026, confirming lots 128 and 130 ownership has transferred to the La Perouse Local Aboriginal Land Council. The Community Levy Entitlement Roll has been updated accordingly.

#### 5. Sub-Committee Reports

That Association Committee Members provide the following updates:

a. **Architect Compliance/Liaison**

i. **Lot 2 / 62 Gubbuteh Road works application**

The meeting noted that Lahznimmo Architects had completed their preliminary review, outlining that the application could not be approved as-is and requesting additional supporting documentation.

b. **Council Liaison**

i) **Site meeting with Council – 25 March 2026**

A site meeting was held with Council on 25 March 2026 to address various issues raised over the past year and at subsequent meetings (refer Item 4a). The Community Association had provided Council with its understanding of the meeting, and requested a response by 21 April 2026. Following the meeting, Council committed to preparing a report outlining actions to be taken.

The key issues discussed on the day included:

- Kerb, gutter, footpath, and roads assets conditions – audit for street, road, footpath damage
- Audit for signage/road markings

- Tree maintenance – assess any urgent requirements
  - Regular Road line marking, painting, and refreshing – assess any requirements.
- ii) That the Association Committee determines the need for establishing design guidelines for consistent subsidiary scheme no parking signage throughout the Prince Henry site.

Lots 52, 53, 57, 58, 59 East Village request for like for like signage was addressed during the site meeting with Council on 25 March 2026. Council will provide a link to a site containing various designs for appropriate signage.

**c. Landscaping Liaison**

The meeting noted additional queries had been received regarding landscaping and gardening responsibilities across various areas. The sub-committee noted this would be reviewed further.

The Managing Agent was instructed to provide a summary of landscaping easements to the sub-committee for reference.

**d. Website/Marketing**

- i) The Association Committee web page has been updated to reflect names and lot numbers for the recently appointed Association Committee.
- ii) The Telecomms web page has been updated to include recent correspondence and to update the strategy determined by the Telecomms subcommittee.
- iii) Current sponsors will be contacted shortly to remind them their annual sponsorships expire in June 2026.
- iv) Potential sponsors will be sent a reminder.
- v) A newsletter will be drafted in the coming weeks.

**a. Site Monitoring**

The meeting noted ongoing compliance issues throughout the Association, which were being followed up as appropriate. A supply of breach notices is available for Association Committee use.

**b. Prince Henry Telecommunications**

The meeting considered the Randwick Council Office of the Mayor correspondence ref. D05999268 dated 24 March 2026.

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

**Resolved** that the Association Committee receives an update regarding the Lot 17 signage replacement project.

**Noted** that the Managing Agent advised that the owner of Lot 17 (Crown Lands) had issued a work order to a third-party contractor, for preparation of an updated signage design, with subsequent supply and installation. It was anticipated that a draft design would be provided by Crown Lands, for consideration by both the Community Association and Randwick Council. Once approved, it was anticipated the sign replacement would proceed.

- 7. Capital Works Fund Plan Update** **Resolved** that the Association Committee obtain a fee proposal for an updated Capital Works Fund Plan. This will involve a prior review of the relevant inclusions to ensure the brief encompasses all PHCA areas of responsibility.
- Noted** that Michael McIntosh would prepare a list of assets and areas for inclusion, to form the basis of the Capital Works Fund Plan, and Acumen would search its records for the Change Strata Management PHCA asset report prepared some years ago. Once all information is available, it was anticipated that the Managing Agent would obtain a fee proposal for consideration.
- 8. Lot 75 (DP286017) / 18 Ewing Avenue - Works** **Resolved** that the Association Committee reviews the Lot 75 application for works dated 27 January 2026, and determines whether or not an architectural review is necessary before approval can be considered.
- Noted** that an architectural review should be obtained. It was anticipated that pending approval from this review, there were no objections to works proceeding.
- 9. Lot 16 (DP285908) / 40 Gubbuteh Road – Notice to Comply** **Resolved** that the Association Committee instructs the Managing Agent to issue a notice to comply to Lot 16, for a breach of by-law 1.6.
- 10. Next Meeting Date** That the Association Committee confirms the dates, times and location meetings for the ensuing year as follows:

Meeting Date	Meeting Location
6 PM Wednesday, 10 June 2026	Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036
6 PM Wednesday, 12 August 2026	Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036
6 PM Wednesday, 14 October 2026	Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036
6 PM Wednesday, 9 December 2026	Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036
6 PM Wednesday, 10 February 2027	Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036
6 PM Wednesday, 10 March 2027 (AGM)	Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036
10 March 2027 immediately following the AGM	Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036

**Closure:** There being no further business, the Chairperson declared the meeting closed at 7:31 PM.