MINUTES OF
ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021

ACUMEN STRATA

Members of Prince Henry Community Association
DP 270427
Anzac Parade, Little Bay NSW 2036

The Meeting was held on Wednesday, 10 June 2026
Commenced at 6:00PM

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

Present	Apologies	In Attendance
Susan Graham **Michelle Morgan** **Georgina Ryan** **Michael McIntosh** **John Pearson** **Leonard Ryan** **Pavlos Totsis**	**Linda Mearing**	**Maria Strugarevic** (Lot 30) **Colin Flint** (Lots 52, 53, 57, 58 & 59) **Helga Nilsen** (Lot 82) **Vincent Wan** (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 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 8 April 2026 be confirmed as a true and accurate account of that meeting.

3. Financial

(a) **Report: Resolved** that the financial accounts ending 30 April 2026 be tabled and received.

(b) **Aged Arrears: Resolved** that the Committee received the aged arrears report dated 27 May 2026.

Noted no further action was determined to be necessary.

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 10 June 2026. It was noted that:

- PHCA advised Council it did not support installation of a raised crossing at Pine Avenue. Council indicated this installation would nonetheless proceed, but would apply a neutral colour rather than the standard red/orange.

- Council confirmed that the mini roundabout installation at the junction of Pine Avenue, Brodie Avenue and Jenner Street, would not be proceeding.
- Council advised the missing plaque at McCartney Oval had been replaced. However, those present at the meeting confirmed the plaque had not been seen. Council will investigate and advise.

(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, 17 June 2026	Michael McIntosh
Wednesday, 19 August 2026	Linda Mearing
Wednesday, 21 October 2026	Leonard Ryan
Wednesday, 25 November 2026	Pavlos Totsis

5. Sub-Committee Reports

Resolved that Association Committee Members provide the following updates:

a. **Architect Compliance/Liaison**

i. **Lot 2 (62 Gubbuteh Road):** Further drawings have been received by the PHCA architect. However, the applicant has indicated these would undergo further revision and accordingly could not be regarded as finalised. It was noted that upon receipt of finalised supporting documentation, the matter would again be referred to the PHCA architect for review.

This matter was previously considered at the committee meetings held 16 February 2026, and 8 April 2026.

b. **Council Liaison**

i. **Site meeting with Council – 10 June 2026**
A meeting was held with Randwick Council on 10 June 2026. It was noted that:

- PHCA advised Council it did not support installation of a raised crossing at Pine Avenue. Council indicated this installation would nonetheless proceed.
- Mini roundabout installation would likely not be proceeding.
- Council advised the missing plaque at McCartney Oval had been replaced. However, those present at the meeting confirmed the plaque had not been seen. Council will investigate and advise.
- PHCA advised Council that road markings throughout the estate required refreshment. Council advised that line markings were regularly reviewed and were rated 1-5. Only those line markings with a 5 rating would be refreshed and the lead time was long.
- Tree maintenance throughout the estate was discussed. Council has undertaken some essential pruning.
- Council nominated a primary liaison person, Daniel Merrick, Community Consultation Officer, for tracking and action of active issues involving PHCA.

ii. **Parking Signage Design Guidelines**
Noted that Council would be installing no stopping road markings (yellow lines) to roads where “No Stopping” signage had been removed.

c. **Landscaping Liaison**

i. **Regular Maintenance**

Noted that regular maintenance was continuing as anticipated, and that a review of the existing landscaping contract was being conducted.

ii. **Responsibility Areas & Easements**

Noted that a review of easements, including those with PHCA responsibility for landscaping and gardening, was being conducted to enable a Capital Fund audit to be commissioned. Noting the previous audit was undertaken in 2016.

d. **Website/Marketing**

i. **Sponsorship**

Current sponsors had been contacted to remind them their annual sponsorships were falling due for renewal. It was noted the golf club had confirmed sponsorship renewal, with remaining sponsors continuing to be followed up.

ii. **Newsletter**

Noted that the AC Secretary was drafting a newsletter for PHCA and would welcome input from Association Committee members.

e. **Site Monitoring**

The meeting noted ongoing compliance issues throughout the Association, some of which were being followed up as appropriate. A supply of breach notices is available for Association Committee use. It's important for each Association Committee member to monitor breaches and provide appropriate reports to Acumen for follow up.

f. **Prince Henry Telecommunications**

A second response was received from Annika Wells department relating to the Prince Henry extended internet outage in January 2026 (annexed to the agenda of this meeting).

6. Traffic Signage – East Village (SP86466) Correspondence

Resolved that the Association Committee considers the correspondence dated 7 May 2026, from The Owners – SP 86466 "East Village", annexed to the agenda of this meeting.

Noted that a number of residents within lots 52, 53, 57, 58 & 59 (SP86466 - East Village) had raised concerns, and submitted complaints to Randwick Council regarding removal of "No Stopping" signage by Randwick Council. The meeting noted that Council would be installing no stopping road markings (yellow lines) to roads where "No Stopping" signage had been removed.

7. Lot 17 – PHLB Reserve Trust / Geological Reserve Signage

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

Noted that proposed signage design had been provided by Randwick Council and approved by PHCA and Crown Lands. Randwick Council had advised new signage was being manufactured, with installation anticipated by late July 2026.

8. Capital Works Fund Plan Update

Resolved that the Association Committee resolved to discuss obtaining a fee proposal for an updated Capital Works Fund Plan, noting the previous audit took place in 2016. This is necessary to ensure the levies for the Capital Fund are at an appropriate level, and will involve a prior review of the relevant inclusions to ensure the brief encompasses all PHCA areas of responsibility.

Noted that a review of easements, including those with PHCA responsibility for maintenance, was being conducted.

9. Lot 75 (DP286017) / 18 Ewing Avenue - Works

Resolved that the Association Committee request Lot 75 to lodge the application for works dated 27 January 2026 with Council for Development Application approval and provide Acumen Strata with a copy of all correspondence and documentation submitted.

Noted that the applicant had submitted a DA to Randwick Council, with the plans differing from those previously reviewed by PHCA, due to inclusion of an additional window. The meeting noted that the additional window was identical in design to those existing at the property, and on this basis it was unlikely to conflict with the design guidelines.

The Managing Agent was instructed to obtain clarification from the applicant regarding the variation in submitted plans, and obtain clarification from the Architect regarding any potential breach of the design guidelines.

10. Lot 64 (DP270427) / 35 Harvey Street works

Resolved that following the Association Committee review of the application for works submitted by Lot 64 dated 10 February 2026, the application was approved. Acumen to advise applicant of this approval.

11. Lot 129 / 16 Murra Murra Place works

Resolved that the Association Committee reviewed the application for works submitted by Lot 129 dated 24 May 2026 and approve the proposed works.

12. Lot 16 (DP285908) / 40 Gubbuteh Road – Notice to Comply

Resolved that the Association Committee received an update regarding the notice to comply to Lot 16, for a breach of by-law 1.6.

Noted that the notice to comply was issued on 4 May 2026. However, no substantive response has been received. The meeting instructed the Managing Agent to follow up, noting that if the matter was not satisfactorily resolved, the matter may be escalated to the NSW Civil & Administrative Tribunal (NCAT).

13. Next Meeting Date

Resolved that the Association Committee confirms the dates, times and location meetings for the ensuing year as follows:

Meeting Date	Meeting Location
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

Additional Business: The following items of additional/general business were discussed:

- **Mobile Phone Reception:** Michelle Morgan advised that ongoing issues with inconsistent or absent mobile phone coverage remained an ongoing difficulty for many PHCA residents. The meeting noted that while this fell strictly outside PHCA's remit, no other entity appeared positioned to take any meaningful action.

  It was noted that the PHCA Telecomms subcommittee would investigate options to identify mobile reception coverage zones, and any reception black spots, within PHCA areas.

Closure: There being no further business, the Chairperson declared the meeting closed at 7:32 PM.