

NOTICE 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 will be held on Monday, 29 May 2023

Located at Hibiscus Room in the Coast Centre for Seniors, Curie Ave, Little Bay NSW 2036
- Commencing at 6:00pm

AGENDA

1. Declaration of Interests

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.

Explanatory Note: Requirement under the Community Land Management Act 2021.

2. Acting Member

That pursuant to Section 37 of the Community Land Management Act 2021, the Executive Committee consent to any acting members.

Explanatory Note: Requirement under the Community Land Management Act 2021.

3. Minutes

That the minutes of the Association Committee Meeting held on 17 April 2023 be confirmed as a true and accurate account of that meeting.

Explanatory Note: The minutes are attached to this notice of meeting.

4. Financial

- (a) **Report:** That the financial accounts ending 30 April 2023 be tabled and received.
- (b) **Aged Arrears:** That the arrears report be noted and received.

Explanatory Note: The financial report is prepared by Acumen Strata and attached to this notice of meeting.

5. Outstanding Matters from Previous Meeting

That the Committee review, discuss and resolve actions on outstanding matters from the previous meeting(s) nominated below:

- a) Heritage Maintenance Plan (Crown Lands)
- b) Lot 75 (NA286017) - 4 Meyler Close Subdivision (Plan Registration)

Explanatory Note: Items are carried over from previous meetings

6. Applications

That applications be received and ratified as followed:

Date	From	Details	AC Comments
7/12/22	Lot 36 (1 Murra Murra Place)	Development Application	Design to be reviewed by Architect for review
8/5/22	Lot 18 (1-3 Gubbuteh Road)	Signage Application (for rope access façade works)	

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Liability limited by a scheme approved under Professional Standards Legislation.

Explanatory Note: That any applications received be ratified.

7.

8. EV charging

That the Association Committee discuss the potential implementation of EV Charging in the Community Association and resolve instructions accordingly.

Explanatory Note: This motion is to discuss the potential implementation of EV charging systems in the community Association.

9. Meeting with Council – Traffic and Parking

That the Association Committee provide an update on the meeting with Council and resolve instructions accordingly.

Explanatory Note: This motion is to update the Association Committee on the discussions had with Council in respect of some Traffic and Parking changes being investigated by Council.

10. By-law Compliance Contractor

That the Association Committee resolve instructions for obtaining quotes for the services of by-law compliance management as per the scope reviewed by the committee.

Explanatory Note: This motion is to instruct the managing agent to obtain quotes for services to inspect and report on by-law breaches across the community association.

11. Lot 88 – NCAT Proceedings

That the Association resolve to ratify its decision to engage Grace Lawyers to represent the Community Association in NCAT proceedings file No. CL 23/03624 against Lot 88 in accordance with their fee proposal dated 6 April 2023.

Explanatory Note: This motion is to ratify the decision for the engaging legal representation as the respondents were granted leave for legal representation.

12. 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
 - Note that a new managing agent has been appointed, and update has been sought from the new managing agent.
- b) Lot 18 (SP 86334) – 1-3 Gubbuteh Road – Unauthorised Signage

Explanatory Note: Motion carried over from previous meetings

13. Telecommunications

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

- a) Lot 1 – Telstra equipment and usage

Explanatory Note: Motion carried over from previous meetings

14. Next Meeting Date

That the Association Committee to consider and confirm a schedule for the next Association Committee Meetings.

Explanatory Note: The committee to determine the schedule for future meetings.

Closure

Date of this Notice: Wednesday, 24 May 2023

An owner or the nominee of a corporate owner or owner of a Lot in a subsidiary scheme is entitled to attend Executive Committee meetings but can address the meeting only if invited to do so by the Executive Committee.