

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, 9 October 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 Association 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 24 July 2023 be confirmed as a true and accurate account of that meeting, subject to the amendments of the following:

Explanatory Note: The minutes are attached to this notice of meeting.
- 4. Financial**
 - (a) **Report:** That the financial accounts ending 31 August 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. Association Committee Vacancy**

That the Association Committee note the vacancy left from Bill McGregor and resolve to elect appoint a committee member to fill the vacancy.

Explanatory Note: The Association Committee to resolve to fill the vacancy on the Committee.
- 6. 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) – Council has advised their register has not yet been completed.

Explanatory Note: Items are carried over from previous meetings

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7. Application

That the Association Committee be provided an update from the Architect review of the application for 1 Murra Murra Plan (Lot 36) and any response from the applicant.

Explanatory Note: This motion is to discuss the proposed development at 1 Murra Murra Place, and if any further revisions to the application has been effected.

8. Lot 88 – Cross Application

That:

1. The Association Committee of the Community Association – D.P. No. 270427 DISCUSS the current status of the NSW Civil and Administrative Tribunal proceedings between Community Association DP 270427 and Igor Kazagrandi and Inna Kazagrandi.
2. The Association Committee of the Community Association – D.P. No. 270427, being satisfied that urgent action is required to protect the interests of the Community Association, RESOLVES to defend against the NSW Civil and Administrative Tribunal cross-claim proceedings between the Community Association – DP 270427 and Igor Kazagrandi and Inna Kazagrandi.
3. Subject to ratification at a subsequent extraordinary general meeting, the Association Committee of the Community Association – D.P. No. 270427, being satisfied that urgent action is required to protect the interests of the Community Association, RESOLVES pursuant to Section 106 of the *Community Land Management Act 2021 (NSW)* to engage Grace Lawyers to act on your behalf and defend against the NSW Civil and Administrative Tribunal cross-claim proceedings commenced by Igor Kazagrandi and Inna Kazagrandi and all matters incidental thereto and to pay all of Grace Lawyers' reasonable costs in acting for the Community Association as disclosed in the costs agreement and costs disclosure between Grace Lawyers and the Community Association dated 23 August 2023 (**attached**).

Explanatory Note: This motion is to ratify the appointment of Grace Lawyers to the defence of a cross-claim lodged by Lot 88 in respect of the validity of the by-law.

9. EV charging

That the Association Committee discuss the potential implementation of EV Charging in the Community Association following the information evening on 18 July 2023 and resolve instructions accordingly.

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

10. Meeting with Council – Traffic and Parking

That the Association Committee provide an update on the meeting with Council and resolve instructions accordingly for the following items:

- a) Street Name Change – Gull Way
- b) Traffic and Parking Issues

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.

11. 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.

Explanatory Note: Motion carried over from previous meetings

- 12. Telecommunications** That the Committee review the following telecommunications matters and determine any necessary action:
- a) Lot 1 – Telstra equipment and usage – Equipment has been turned off and Telstra due to remove items by 31 July 2023.
 - b) Lot 1 – Vacation and future rental

Explanatory Note: Motion carried over from previous meetings

- 13. 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, 27 September 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.