

MINUTE OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021

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



ACUMEN STRATA

The Meeting was held on Monday, 9 October 2023

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

Commenced at 6:00 pm

Present	Apologies	In Attendance
Steve McDermitt Phil Bannister Robyn Alexander	Lesley Wood	Susan Graham (Lot 5, DP 285909) Patrick McMullen (Lot 6, SP 80510) Jenny Elliott (Lot 6, SP 80510) Ian William (Lot 7, SP 79613) Kerry Russo (Lot 13, SP 84782) John Pearson (Lot 51, SP 86015) Len Ryan (Lot 52, SP 86466) Carolyn Hamilton (Lot 101, SP 88772) Jolly Duong (Acumen Strata)
Chairperson:		

- 1. Declaration of Interests** No disclosures were made.
- 2. Acting Members** **Resolved** that the following acting members be consented to for this meeting:
 - Lesley Wood nominating Robyn Alexander as acting member.
- 3. Minutes** **Resolved** that the minutes of the Executive Committee Meeting held 24 July 2023 was confirmed as a true and accurate account of that meeting.
- 4. Financial**
 - (a) Report: Resolved** that the financial accounts ending 31 August 2023 was tabled and received.
 - (b) Aged Arrears:** Resolved that the aged arrears be noted and the managing agent to continue issuing reminders as required.
- 5. Association Committee Vacancy** **Resolved** that the Association Committee elect Chris Hanson to fill the vacancy on the Association Committee.
- 6. Outstanding Matters from Previous Meeting** The Committee review, discuss and resolve actions on outstanding matters from the previous meeting(s) nominated below:
 - a) Heritage Maintenance Plan (Crown Lands)** – Crown Lands has advised their register has not yet been completed.
The Managing Agent to forward the Crown Lands contact person to John Pearson (Lot 51, SP 86015), a former committee member who was following up Crown Lands prior.

7. Application

The Association Committee was provided an update from the Architect review's review and the applicant's request for leniency of the application deviating away from the Master Plan.

Resolved that Association Committee supports the Architect's position in respect of their review of the application for 1 Murra Murra Plan (Lot 36) and that the Master Plan is to be applied in accordance with Community Management Statement.

8. Lot 88 – Cross Application

Resolved 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.

Noted that the Community Association's insurer has responded to the Cross-Application and has provided indemnity to the Community Association for the cost disclosure provided by Grace Lawyers in defending this claim.

9. EV charging

Resolved that the Association Committee discussed the potential implementation of EV Charging across the Community Association. It was noted a list of suitable EV/energy consultants will be circulated to all members to engage and carry out the energy assessment if needed.

10. Meeting with Council – Traffic and Parking

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
Noted that the updated signs should have been installed. The committee will confirm if there are any signs that have not yet been updated from "Gull Way" to "Gull Street".
- b) Traffic and Parking Issues
Noted that the managing agent and Chairperson are continuing to follow up discussions with Council in respect of the traffic and parking issues that affect the Community Association. The matter has been escalated to the current General Manager, Ray Bownlee.

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

- **Noted** that a new managing agent has been appointed, and update has been sought from the new managing agent.

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.
Resolved to leave the remaining equipment until a way forward is determined for the space.
Noted that the internal for Lot 1 has been cleaned and the locks have been replaced.
- b) Lot 1 – Vacation and future rental
Resolved that the Committee will look into leasing out the space on a commercial lease. Noted that the Community Association’s Gardener, is interested in leasing the space and the committee will negotiate with the Gardener and prepare an agreement for the leasing terms.

13. Next Meeting Date

Resolved that next the Association Committee be held on Monday, 15 January 2023 at 6:00pm in the Hibiscus Room.

Closure

There being no further business the meeting closed at 7:08pm.