

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, 15 January 2024

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 9 October 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 November 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. Heritage Maintenance Plan from Crown Lands**

That the Committee receive an update Heritage Maintenance Plan preparation by Crown Lands.

Explanatory Note: Items are carried over from previous meetings.
- 6. 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. Following a meeting with the Architect and the Applicant on 7 December 2023, the applicant will be lodging a revised set of plans for approval.
- 7. EV charging**

That the Association Committee discuss the potential implementation of EV Charging in the Community Association and note that Stage 2 EV Grant Applications are open for Strata Plans to register their interest.

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

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**8. 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) 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.*

**9. Incorrect Concrete
Colour on Gubbuteh
Road**

That the Association Committee receive an update on Council's use of the incorrect concrete mix on Gubbuteh Road, and resolve instructions accordingly.

***Explanatory Note:** This motion is to update the Association Committee on what steps Council is proposing to rectify the incorrect concrete mix used.*

**10. 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*

11. Telecommunications

That the Association Committee resolve to execute the storage unit agreement for 9S Jenner Street, Little Bay in favour of Gardens in Mind for a monthly fee of \$251 plus GST, payable monthly to the Association Committee and commencing on 1 January 2024.

***Explanatory Note:** Motion carried over from previous meetings*

12. 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: Thursday, 21 December 2023

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