

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 July 2024

Located at Frangipani Room in the Coast Centre of 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 18 March 2024 be confirmed as a true and accurate account of that meeting.

Explanatory Note: The minutes are attached to this notice of meeting.
- 4. Financial**
 - Report:** That the financial accounts ending 30 June 2024 be tabled and received.
 - 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. Application**

That the Association Committee be notified of any proposed renovations and provide instructions relating to the colour scheme for the exterior of a property being renovated.

Explanatory Note: This motion is to discuss any renovations that have been tabled to Acumen Strata Management or the Association Committee.
- 6. Correspondence**

That the Association Committee provide an update on the following:

 - Community Association involvement and the lodgement on behalf of Community Residents to authorities relating to Council related development applications (DA).
 - Email correspondence received on proposed traffic changes at Prince Henry Community Association.
- 7. Proposed Traffic Changes**

That the Association Committee discuss the consultation meeting between Randwick City Council and Prince Henry Community Association residents and stakeholders in relation to the traffic changes and provide instructions accordingly.

- 8. Site Monitoring Breaches** That the Association Committee reviews the site monitoring breaches and determines any necessary action.
- Explanatory Note: Motion carried over from previous meetings.*
- 9. Enforcement of Parking Rules** That the Association Committee review the new templates and confirm the updated process for dealing with parking breaches.
- Explanatory Note: Motion is to approve the new templates for dealing with parking matters.*
- 10. 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: 9 July 2024

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.

MINUTES 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 was held on Monday, 13 May 2024

Located in the Daffodil Room in the Coast Centre of Seniors, Curie Ave, Little Bay NSW 2036

- Commenced at 6:02pm

Present	Apologies	In Attendance
Steve McDermott Lesley Wood Chris Hanson		Ira Williams (Lot 7 representative) Marcello Pisto (Acumen Strata) Fiona Yeum (Acumen Strata)
Chairperson: Marcello Pisto (by invitation)		

- 1. Declaration of Interests** No pecuniary or conflicts of interests were declared.
- 2. Acting Member** No acting member was elected.
- 3. Minutes** **Resolved** that the minutes of the Community Association meeting held 18 March 2024 was confirmed as a true and accurate account of that meeting.
- 4. Financial**
 - (a) Report: Resolved** that the financial accounts ending 30 April 2024 was tabled and received.

The Community Managing Agent was instructed to investigate the \$2,992.04 charge to *utilities – electricity* and to determine whether this could be recovered as cost is not anticipated to be as high.
 - (b) Aged Arrears: Resolved** that the arrears list was received and the strata managing agent was instructed to follow-up on the lots that have levies in arrears past 120+ days.
- 5. Application** **Resolved** that the Association Committee discussed proposed renovations as tabled below:
 - (a) Mila Close and Ewing Avenue**
Renovations have taken place, however no formal request or approval has been received or reviewed.
 - (b) Possible slip hazard**
The sand that is getting blown onto the footpath near the golf course. The Community Management Agent was instructed to write to the owners and request that a barricade is installed to stop the sand from travelling onto common walking paths.
 - (c) Ammentities**
The Council had indicated that an amenities block is being proposed to be installed in the car park at the Prince Henry Community Centre.

- 6. EV Charging** The Association Committee discussed the potential implementation of EV charging in the Community Association and noted that the stage 2 EV grant applications are open for strata plans to register their interest.
- 7. Site Monitoring Breaches** The Association Committee reviewed the site monitoring breaches and provided the following actions:
- (a) A breach letter to be issued to the Caravan parked within the community.
 - (b) Breach notice to be issued to the occupant with the netting which is visible from the street.
 - (c) Speak to the Strata Scheme/Strata Manager with respects to the occupant that owns the boat.
- 8. Enforcement of Parking Rules** **Resolved** that the association committee reviewed the new templates and confirmed the updated process for dealing with parking breaches.
- 9. Community Association's Image** The Association Committee discussed options to assist with improvidng the Community Association's image and agreed to seek a cost proposal from a web designer to help boost the interactive engagement with the communitys web page.
- 10. Impact on Prince Henry** Noted that the Association Committee received an update on impacts to the Community Association that could be caused by resolutions made at an upcoming meeting held by the Bays and Beaches Precint which includes but not limited limited too:
- (a) Additional outdoor gym equipment
 - (b) Additional Ammenities
 - (c) The use of a median strip in the middle of Anzac Parade.
- 11. Next Meeting Date** **Resolved** that the Strata Committee determined the date, time and location of the next meeting be **Monday, 15 July 2024.**

Closure

There being no further business the meeting closed at 7:09pm.



ACUMEN STRATA

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Liability limited by a scheme approved under
Professional Standards Legislation

Community Association D.P. No. 270427

BALANCE SHEET

AS AT 30 JUNE 2024

	ACTUAL 30/06/2024	ACTUAL 31/12/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	7,362.84	15,580.48
Capital Works Fund	216,713.36	213,712.98
<u>TOTAL</u>	<u>\$ 224,076.20</u>	<u>\$ 229,293.46</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	256,170.89	224,347.00
Levies In Arrears	1,679.07	1,492.61
Other Arrears	610.50	2,587.34
Interest On Overdue Levies	87.10	41.98
Receivable - Insurance Claims	(30,430.30)	0.00
Sundry Debtors	18,838.33	21,153.44
Secondary Debtors	1,838.00	412.50
<u>TOTAL ASSETS</u>	<u>248,793.59</u>	<u>250,034.87</u>
<u>LIABILITIES</u>		
Gst Clearing Account	(888.42)	(5,078.74)
Arrears Clearing Account	(27.50)	88.00
Accruals	0.00	1,335.02
Levies In Advance	25,633.31	24,397.13
<u>TOTAL LIABILITIES</u>	<u>24,717.39</u>	<u>20,741.41</u>
<u>NET ASSETS</u>	<u>\$ 224,076.20</u>	<u>\$ 229,293.46</u>



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2024 TO 30 JUNE 2024

	ACTUAL 01/01/24-30/06/24	BUDGET 01/01/24-31/12/24	VARIANCE %	ACTUAL 01/01/23-31/12/23
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Administrative Fund Levy	51,116.68	104,000.00	49.15	98,700.00
Certificate Fees	109.00	0.00		218.00
Inspection Fees	0.00	0.00	0.00	62.00
Insurance Claims	0.00	11,591.97	0.00	0.00
Sundry	2,580.00	7,090.00	36.39	4,100.00
Interest On Overdue Levies	107.36	0.00		821.57
<u>TOTAL INCOME</u>	53,913.04	122,681.97		103,901.57
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting - Bas Preparation	544.77	1,060.00	51.39	1,059.77
Auditors - Audit Services	490.00	480.00	102.08	480.00
Bank Charges	98.81	200.00	49.40	191.46
Consultancy	0.00	1,000.00	0.00	0.00
Electrical Repairs	166.15	800.00	20.77	675.33
Garden & Grounds	20,796.00	35,000.00	59.42	33,398.80
General Repairs	0.00	2,000.00	0.00	1,909.99
Insurance - Excess	0.00	1,000.00	0.00	1,000.00
Insurance - Premium	4,286.82	3,800.36	112.80	3,304.66
Legal & Debt Collection Fee	2,037.80	0.00		0.00
Legal Fees	6,166.24	10,000.00	61.66	35,461.37
Management Fees	12,906.54	26,100.00	49.45	24,838.65
Management Fees - Additional	1,095.00	5,000.00	21.90	3,385.00
Management Fees - Disbursement	4,282.24	10,000.00	42.82	9,312.46
Meeting Room Hire	0.00	660.00	0.00	650.00
Certificates S184 - S26	109.00	0.00		218.00
Inspection Fees	0.00	0.00	0.00	62.00
Sundry Expenses	525.18	250.00	210.07	116.40
Utilities - Electricity	6,038.97	3,500.00	172.54	2,586.21
Utilities - Elect Street Light	1,034.33	12,500.00	8.27	13,500.47
Website	1,552.83	6,000.00	25.88	5,099.67
<u>TOTAL EXPENDITURE</u>	62,130.68	119,350.36		137,250.24
<u>SURPLUS (DEFICIT)</u>	<u>\$ (8,217.64)</u>	<u>\$ 3,331.61</u>		<u>\$ (33,348.67)</u>
Opening Admin. Balance	15,580.48	15,580.48	100.00	48,929.15
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 7,362.84</u>	<u>\$ 18,912.09</u>		<u>\$ 15,580.48</u>



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FOR THE PERIOD 01 JANUARY 2024 TO 30 JUNE 2024

	ACTUAL 01/01/24-30/06/24	BUDGET 01/01/24-31/12/24	VARIANCE %	ACTUAL 01/01/23-31/12/23
<u>CAPITAL WORKS FUND</u>				
<u>INCOME</u>				
Capital Works Fund Levies	3,000.38	6,000.00	50.01	6,000.70
<u>TOTAL INCOME</u>	<u>3,000.38</u>	<u>6,000.00</u>		<u>6,000.70</u>
<u>EXPENDITURE - CAPITAL WORKS</u>				
Contingency	0.00	5,000.00	0.00	0.00
Income Tax Instalments	0.00	0.00	0.00	(277.00)
<u>TOTAL EXPENDITURE</u>	<u>0.00</u>	<u>5,000.00</u>		<u>(277.00)</u>
<u>SURPLUS (DEFICIT)</u>	<u>\$ 3,000.38</u>	<u>\$ 1,000.00</u>		<u>\$ 6,277.70</u>
Opening Capital Works Balance	213,712.98	213,712.98	100.00	207,435.28
<u>CAPITAL WORKS FUND BALANCE</u>	<u>\$ 216,713.36</u>	<u>\$ 214,712.98</u>		<u>\$ 213,712.98</u>

Aged Balance Report

Community Association D.P. No. 270427

A/c No	Name	Lot No	Unit No	Telephone	Balance	Current	30+ Days	60+ Days	90+ Days	120+ Days	Last Arrears
02100024	STRATA PLAN NO. 85345	24			749.26	367.60	3.02	3.12	352.56	22.96	12/01/24
02100030	STRATA PLAN NO. 86078	30			6.89	6.89	0.00	0.00	0.00	0.00	15/11/23
02100031	LEND LEASE RL (LITTLE BAY) P/L	31			2,346.30	1,095.12	9.29	9.60	1,104.41	127.88	12/01/24
02100034	RANDWICK CITY COUNCIL	34			4.68	2.46	0.02	0.02	2.18	0.00	
02100041	RANDWICK CITY COUNCIL	41			1.59	0.31	0.00	0.00	0.31	0.97	
02100063	RANDWICK CITY COUNCIL	63			4.15	0.31	0.00	0.00	0.31	3.53	
02100074	RANDWICK CITY COUNCIL	74			30.02	6.46	0.18	0.18	6.64	16.56	
02100084	Duncan Benedict & Alison Colin	84			59.32	59.32	0.00	0.00	0.00	0.00	
02100088	IGOR & INNA KAZAGRANI	88			674.24	61.12	0.00	0.53	34.89	577.70	
02100105	KENNETH & FREDERICK TSE	105			139.09	46.41	0.73	0.75	47.14	44.06	
02100107	CAROL TRAN	107			46.72	46.72	0.00	0.00	0.00	0.00	
02100108	MS D M RICHTER & MS V CALEO	108			46.41	46.41	0.00	0.00	0.00	0.00	
02100109	PETER & FIONA DABLE	109			46.79	46.41	0.00	0.00	0.38	0.00	17/03/23
02100115	STEPHEN GIBBS & CARLONE PERIER	115			52.26	52.26	0.00	0.00	0.00	0.00	
02100116	ADAM SOLOMONS	116			20.93	20.93	0.00	0.00	0.00	0.00	
02100120	CIGOLD PTY LTD	120			52.26	52.26	0.00	0.00	0.00	0.00	
02100123	MARK & JACQUELINE WAINE	123			53.06	52.26	0.00	0.00	0.80	0.00	
Page Totals:					4333.97	1963.25	13.24	14.20	1549.62	793.66	
Running Totals:					4333.97	1963.25	13.24	14.20	1549.62	793.66	