

NOTICE 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 will be held on Monday, 16 September 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. Minutes** That the minutes of the Association Committee Meeting held on 15 July 2024 be confirmed as a true and accurate account of that meeting.

Explanatory Note: The minutes are attached to this notice of meeting.
- 3. Financial**
 - (a) **Report:** That the financial accounts ending 31 August 2024 be tabled and received.
 - Update regarding the payments for rental of the community shed be provided.
 - (b) **Aged Arrears:** That the arrears report be noted and received.
 - Update on reminder notice to Lot 88 and outstanding the outstanding payment;
 - Update on Lot 31 and the debt collection.
Explanatory Note: The financial report is prepared by Acumen Strata and attached to this notice of meeting.
- 4. Correspondence** That the Association Committee provide an update on the site meeting with the Community Association and the traffic engineer from Randwick Council in relation to the discussion on proposed traffic changes.

5. Site Monitoring Breaches

That the Association Committee reviews the site monitoring breaches and determines any necessary action:

- (a) Real Estate Signage – (Lot 5) 53 Gubbuteh Road;
- (b) Basketball Apparatus – (Lot 75) DP 286017 – McMaster Place;
- (c) Caravan (Rego TR32QO)

Explanatory Note: Motion carried over from previous meetings.

6. 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.

7. 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: 10 September 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.