

**MINUTES OF AN EXECUTIVE COMMITTEE MEETING
THE OWNERS – DEPOSITED PLAN NO. 270427**

**ADDRESS OF THE STRATA SCHEME: PRINCE HENRY AT LITTLE BAY
ANZAC PARADE, LITTLE BAY, NSW 2036**

DATE, PLACE &

TIME OF MEETING:

An Executive Committee Meeting of The Association, Deposited Plan No. 270427, Prince Henry Community Association was held on Tuesday, 9 October, 2018 in the Frangipani Room, Coast Centre for Seniors at Curie Avenue, Little Bay. The meeting commenced at 6:00pm.

PRESENT:

Ms H Nilsen, Mr P Wood, Mr M McIntosh, Ms L A Pickett

APOLOGIES:

Ms S Graham, Ms L Silberman, Mr K Barker

IN ATTENDANCE:

Mr R Mbae, Ms N Roberts, Ms D A Everest, Ms M Strugarevic, Ms K Milne & Mr M Domazetovski (Change Strata Management Pty Limited)

CHAIRPERSON:

Ms H Nilsen

SECRETARY:

Mr P Wood

TREASURER (ACTING):

Mr M Domazetovski

The agenda for the meeting was:

1. WELCOME & APOLOGIES:

- 1.1 RESOLVED that the Chairperson welcomed all in attendance and that the Secretary recorded any apologies.

Please Note: - committee members present, those in attendance and apologies are nominated above.

2. CONFLICTS OF INTEREST:

- 2.1 RESOLVED that the Secretary recorded NO conflicts of interest raised within the agenda below.

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3. MINUTES:

- 3.1 RESOLVED that the minutes of the last executive committee meeting held on 14 August, 2018 be confirmed as a true record of the proceedings at that meeting.

4. OUTSTANDING MATTERS FROM PREVIOUS MEETING:

**Item
Reference No.**

- 4.1 RESOLVED that the executive committee reviewed, discussed and resolved actions on the outstanding matters from the previous meeting(s) nominated below:

- 4.1.1 Lap and Cap Fence at SP – 87551, 19 – 21 Lister, Avenue **1.**

The meeting noted the current position to hold on any action against the above scheme for 1 month, seeking the owners corporation give the community association a defined time line for the rectification of the fence.

The meeting requested Change Strata write to the above scheme one more time giving them 1 month to respond to the community associations request to have a compliant fence, otherwise, a motion will be placed on the agenda for the next community association meeting to commence NCAT proceedings against the scheme.

- 4.1.2 Sub-division for 4 Meyler Close, DA 410 / 2017 **2.**

The meeting noted that an on-site hearing is scheduled for 21 November, 2018 to determine the above matter.

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4.1.3 Memorial Clock Repair and Ongoing
Maintenance of all Heritage Built Items **3.**

The meeting noted a letter had been sent to S Draper, Secretary of NSW Department of Industry seeking repairs and maintenance to the heritage built items at the community association, as well as an on-site meeting.

The meeting noted that whilst phone conversations had been held with S Draper's office, a formal response was still being awaited.

In the meantime, B Tax, Acting Area Manager for NSW Department of Industry offered to meet with the community association to hear their concerns and advise what the current status of the request made by the community association are.

The meeting requested Change Strata follow up S Draper's office again for a formal response to their correspondence.

4.1.4 Fence Application for 10 McMaster Place **4.**

The meeting noted that Change Strata had written to the owner of the above property advising the application submitted was not appropriate and that a proper submission by a draftsman or architect was required before the community association and its consultant could review it for approval.

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- 4.1.5 Landscaping at the Rear of Manta 5.
- The meeting noted the quote tabled from Gardens In Mind, in conjunction with discussions held with K Barker to undertake the landscaping works at the rear of Manta for the price of \$2,841.45 + GST.
- The meeting agreed to proceed with the works subject to the Gynea Lilly not being placed against the fence line of the adjoining apartments, having them grow wildly and obstruct the view for the residence within the apartment(s).
- Furthermore, the meeting approved the quote from Gardens In Mind to repair the wooden fencing along the Mark Moran Retirement Village for \$300 + GST. 6.
- Finally, the meeting approved the quote from Gardens In Mind to undertake some additional planting along the walkway to the oval for \$220.55 + GST. 7.
- 4.1.6 Landscaping outside Alaris 8.
- The meeting noted the recommendation from K Barker to have Change Strata write to the strata managing agent of Alaris and seek their gardener tidy up the garden outside the dentist on the ground floor.
- 4.1.7 Registration of the New Community Management Statement 9.
- The meeting noted that the new community management statement had been submitted for registration and reference numbers had

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been allocated to it by the NSW Land and Property Information office.

The meeting requested Change Strata follow up with J S Mueller to seek an understanding of when the community management statement will be registered.

4.1.8 Valuation of the Community Association **10.**

The meeting noted that a clear brief of the valuation works had now been established following clarification by J S Mueller.

Accordingly, the new valuation of the community association will be finalized in the coming weeks.

It was noted that during the above discussion on the valuation, a need for a summary of easements burdening the community association to repair, maintain and replace items should be created. **11.**

Accordingly, Change Strata agreed to take on the job, however, it was agreed that the summary was not a priority at this point in time.

4.1.9 Approval Letter to Lend Lease Retirement Living **12.**

The meeting noted the conditional approval letter had been sent.

5. FINANCIALS:

**Item
Reference No.**

3.1 RESOLVED that the accounts for the period ending 9 October, 2018 were tabled and adopted. **13.**

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Please Note: - Change Strata was requested to speak to the K Barker about the possibility of investing some of the cash at bank into a new term deposit. **14.**

6. RANDWICK CITY COUNCIL (RCC) MATTERS:

**Item
Reference No.**

6.1 RESOLVED that the executive committee reviewed, discussed and resolved an action on the Randwick City Council matters nominated below:

6.1.1 Handover of Electricity Accounts to RCC and Reimbursement of Electricity Charges by RCC **15.**

The meeting noted this matter remains on-going and whilst RCC have now had the meters changed over, RCC are awaiting supplier invoices before a review on the reimbursement can be made.

6.1.2 Objection Letters to Development Applications for 11 and 27 Jennifer Street **16.**

The meeting noted that the objection letters for the above two development applications had been sent to RCC.

It was noted that in recent weeks, a conciliation was held on-site regarding 11 Jennifer Street, which the community association was not invited to attend, however, understand that a good number of objectors had their chance to raise concerns about the proposed development.

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Accordingly, the meeting agreed to leave this item on the agenda for a little while longer and monitor the outcomes of the future discussions, conciliations and or hearings.

6.1.3 Letter to RCC regarding off-leash area for Dogs **17.**

The meeting noted that a letter had been sent to RCC regarding the above matter and receipt has been acknowledged.

The meeting requested Change Strata to write to RCC seeking the opportunity to represent the community association on any discussion regarding off-leash area(s) for dogs in or around Prince Henry at Little Bay.

7. SITE MONITORING:

**Item
Reference No.**

7.1 RESOLVED that the executive committee reviewed, discussed and resolved an action on the outstanding site monitoring matters from the previous meeting(s) nominated below:

7.1.1 Antenna on the Roof of 4 Meyler Close **18.**

The meeting noted Change Strata had been in contact with the neighbourhood manager seeking compliance by the owner with the Prince Henry at Little Bay community management statement.

It is noted that the neighbourhood manager has sent a breach notice to the owner at 4 Meyler Close.

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The meeting agreed that should the antenna not be removed within 1 month, Change Strata was to place a suitable motion on the agenda for the next community association meeting to commence NCAT proceedings against the deposited plan and owner jointly.

7.1.2 Antenna on the Roof of 8 Meyler Close **19.**

The meeting noted Change Strata had been in contact with the neighbourhood manager seeking compliance by the owner with the Prince Henry at Little Bay community management statement.

It is noted that the neighbourhood manager has sent a breach notice to the owner at 8 Meyler Close.

The meeting agreed that should the antenna not be removed within 1 month, Change Strata was to place a suitable motion on the agenda for the next community association meeting to commence NCAT proceedings against the deposited plan and owner jointly.

7.1.3 Undeveloped Lot at 1 Murra Murra Place **20.**

The meeting noted Change Strata's recent discussion with the owners architect, T Robb and the schemes consultant, J Adcock regarding the proposal that will be forthcoming for the above property.

The meeting noted that Change Strata reminded J Adcock that the site was the large triangular block, which at various times has raised suspicion around sub development as distinct to a singular residence.

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Furthermore, a reasonably significant part of the subject block was earmarked for landscaping only as nominated in the original Master Plan, not for development of a property from boundary to boundary.

Finally, the community association requests J Adcock not encourage the owner to consider a dual occupancy, with the potential for later subdivision.

Unfortunately, the owners architect, T Robb plans on submitting a plan that will feature a dual occupancy.

Accordingly, the neighbourhood association and community association are put on notice for the forthcoming application.

7.1.4 Antenna on the Roof of 6 Lister Avenue 21.

The meeting noted Change Strata had been in contact with the owner, V Petrovich and his architect, A Stanic seeking answers to the queries raised by the Executive Committee from the correspondence raised by both gentlemen above.

It is noted that the correspondence to the owner and architect sought to clarify some matters that may have been unknown to both gentlemen.

Change Strata was requested to write to the neighbourhood association attaching correspondence had to date with the above gentlemen, seeking they request the antenna at the above address be removed.

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The meeting agreed that should the porch not be reinstated to an appropriately built structure within 1 month, Change Strata was to place a suitable motion on the agenda for the next community association meeting to commence NCAT proceedings against the deposited plan and owner jointly.

24.

7.1.7 Maintenance of 6 and 8 McMaster Place

The meeting noted Change Strata had been in contact with the neighbourhood manager seeking compliance by the owner with the Prince Henry at Little Bay community management statement.

It is noted that the neighbourhood manager has sent a breach notice to the owner(s) at 6 and 8 McMaster Place.

The meeting agreed that should the vacant land not be sprayed, cleared, weeded and fenced within 1 month + provided a maintenance schedule for the ongoing upkeep of the vacant land, that Change Strata was to place a suitable motion on the agenda for the next community association meeting to commence NCAT proceedings against the deposited plan and owner jointly.

25.

7.1.8 Antenna on the Roof of 8 Murra Murra Place

The meeting noted that a new antenna had been sighted at the above location.

Change Strata was requested to write to the neighbourhood association seeking they request the antenna at the above address be removed.

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The meeting agreed that should the antenna not be removed within 1 month, Change Strata was to place a suitable motion on the agenda for the next community association meeting to commence NCAT proceedings against the deposited plan and owner jointly.

8. TELECOMMUNICATIONS:	Item Reference No.
8.1 RESOLVED that the executive committee reviewed, discussed and resolved an action on the outstanding telecommunications matters from the previous meeting(s) nominated below:	
8.1.1 <u>Letters to Optus and TPG</u> The meeting noted that letters had again been sent to Optus and TPG asking that they consider taking customers on at a retail level in Prince Henry at Little Bay, if not, to advise why they could not. Accordingly, should a response be received, the meeting agreed that it should be circulated to the Executive Committee for their reference and comment, otherwise, this matter could be removed from the agenda.	26.
8.1.2 <u>Contract Review requested by PIVIT</u> The meeting noted the request by P Thompson to have a meeting with the community association to discuss the current contract and changes that are required by PIVIT.	27.

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Accordingly, the meeting agreed that when a proper agenda, a marked up revised contract and reasoning for why the changes are required, then the community association could entertain a meeting with P Thompson of PIVIT.

9. MAP OF COMMUNITY ASSOCIATION:	Item Reference No.
9.1 RESOLVED that the executive committee reviewed, discussed and resolved an action on the outstanding map of the community association matter. <i>Please Note:</i> - the meeting noted the advice from A Glass that the map of the community association was very difficult to update and what we have presently is a good starting / reference point to determine the location of schemes or significant items within the community association grounds. Accordingly, this matter can now be removed from the agenda.	28.
Finally, the meeting further noted that the picture summary created by S Graham should be finalized and used in conjunction with the above map to identify schemes or significant items within the community association when needed.	29.

10. OTHER MATTERS:	Item Reference No.
10.1 RESOLVED that the Executive Committee reviewed, discussed and resolved an action on the following matters nominated below:	

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10.1.1 Prototype Painting at The Dickson, 1 Paviion Drive **30.**

The meeting noted that the above prototype painting would commence towards the end of October, 2018 and that during the works, there would be some minor traffic disturbance in or around Gubbetuh Road and Mayo Street.

It is noted that the prototype painting was being undertaken to test different methods of painting to avoid the paint from peeling, as it has recently at the scheme.

It was confirmed that the paint colours to the building would not change.

10.1.2 Changes to Consent Conditions at Theatre 2, 8 Darwin Avenue **31.**

The meeting noted that an application is forthcoming seeking the community associations support to install a new deck and retain an existing privacy screen at the above property for which NSW Heritage has requested they be removed from the original application.

Accordingly, the community association awaits the application in due course, however, notes that it is likely to support the stance made by NSW Heritage on heritage significant matters.

10.1.3 Invitation by the Nurses Association Prince Henry **32.**

The meeting noted that H Nilsen would attend on behalf of the community association executive committee and that Change Strata was requested to RSVP accordingly.

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10.1.4 Next Executive Committee Meeting to be held **33.**
on Tuesday, 11 December, 2018 at 6:00pm

The meeting confirmed the above next meeting date and time.

10.1.5 Heritage Stairs and Retaining Wall at Artisans **34.**
Gallery

N Roberts and D A Everest addressed the meeting about the maintenance required to the stairs and retaining wall at Artisans Gallery.

The meeting noted that Change Strata had previously looked into this matter and had actually given the neighbourhood association some advice on the matter of the wall, stairs and lighting.

Change Strata believe the walls, stairs and lighting is within the boundary of Artisan Gallery and therefore, their responsibility to repair, maintain and replace.

The easements registered on the community associations certificate of title have been checked and there were no easements burdening Artisan Gallery to the community association or vis versa in this matter.

It was suggested too N Roberts and D A Everest that the scheme do a search of their certificate of title to see whether any registered dealing discusses this matter and accordingly share it with the community association if it was their responsibility.

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Accordingly, Change Strata was requested to respond to D McKinstry advising him of the above discussion and recommendations.

CLOSURE: There being no further business, the Chairperson declared the meeting closed at 7:15pm.

Chairperson

Date