

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

**ADDRESS OF THE COMMUNITY 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 April, 2019 in the Frangipani Room, Coast Centre for Seniors at Curie Avenue, Little Bay. The meeting commenced at 7:05pm.

PRESENT: Ms L A Pickett, Ms S Graham, Mr K Barker, Ms L Silberman, Ms C Davison, Mr J Pearson, Ms H Nilsen

APOLOGY: Mr P Wood

IN ATTENDANCE: Ms M Strugarevic, Ms M Ugarte, Mr C Cummins, Mr M McIntosh, Ms K Milne & Mr M Domazetovski (Change Strata Management Pty Limited)

CHAIRPERSON: Ms S Graham

SECRETARY: Ms C Davison

TREASURER: Mr K Barker

1. WELCOME & APOLOGIES:

- 1.1 RESOLVED that the Chairperson welcome all in attendance and that the Secretary record 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 the following conflict of interest to be raised within the agenda below.

- Ms C Davison is the Owner nominated in 5.1.7 to receive a letter from the Community Association regarding trees and bushes in her property.

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3. MINUTES:

- 3.1 RESOLVED that the minutes of the last executive committee meeting held on 12 February, 2019 be confirmed as a true record of the proceedings at that meeting.

4. OFFICE BEARERS:

- 4.1 RESOLVED that the Chairperson, Secretary and Treasurer of the Executive Committee be:

Chairperson:	Ms S Graham
Secretary:	Ms C Davison
Treasurer:	Mr K Barker

5. OUTSTANDING MATTERS FROM PREVIOUS MEETING:

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

5.1.1 Lap and Cap Fence at SP – 87551, 19 – 21 Lister, Avenue

The meeting noted the advice from the Strata Managing Agent for the above scheme, noting they are still committed to their insurance claim against their builder and will maintain their legal position to not do works to the fence until their defects are resolved, the fence being part of that claim.

The Executive Committee agreed that this matter had now gone on for too long and instructed the Community Managing Agent to seek mediation with the above scheme to resolve the fencing matter.

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5.1.2 Sub-division for 4 Meyler Close, DA 410 / 2017

The meeting noted that no update was available following the approach to Ms Z Baker of Wilshire Webb, Solicitors for Randwick City Council.

Prompt follow up by the Community Managing Agent was requested.

5.1.3 Final Maintenance Strategy Report for Prince Henry at Little Bay from Local Lands Services

The meeting noted the advice from Mr B Tax that the draft maintenance statement is yet to be finalized and that it was a fluid document due to the Department of Industry's (DOI) inability to access some of the remaining buildings at the Community Association.

The meeting further noted that there was no intent to specify timeframes or to embellish on priorities within the report other than the scoring that has already been provided in the report.

Accordingly, the DOI will prioritize the condition of Henry's Trading Post in the 2019 / 2020 year.

In the meantime, the DOI are attending to the structurally defective stone cross outside the Nurses Chapel and have placed a fence around it to protect pedestrians in the area.

Finally, it is noted that the cross will be dismantled and the stone will be repurposed, placing it in an arc shaped design within the raised grass area adjacent to the Eastern elevation of the Nurses Chapel.

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5.1.4 Registration of the New Community Management Statement

The meeting noted the registration of the New Community Management Statement and requested the Community Managing Agent to circulate an email / letter to all Owners and Managing Agents, bringing to their attention the most commonly breached clauses being the following:

- 1.11 Signage
- 1.12 Maintenance of Lots
- 1.6 Approval required for Building Works & Alterations
- 11.1 Appearance
- 11.4 Vehicles and Watercraft
- 18 Keeping an Animal

5.1.5 Summary of Easements

The meeting noted the works have commenced on the summary of easements and it is hoped that a draft can be produced prior to the next meeting.

5.1.6 Approval Letter for 2 Murra Murra Place Application for Solar Panels and Painting

The meeting requested the Community Managing Agent follow up on this matter and send the approval letter.

5.1.7 Trees and Bushes at 8 Murra Murra Place, Letter of Support for the Owner of 6 Murra Murra Place

It is noted that the meeting held a long discussion on the above matter with both affected Owners in attendance.

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Following the discussion, it was agreed that the two parties should try to resolve their differences. If requiring Community Association support in the future, the correct Communications Protocol should be applied to any submission. The Communications Protocol is published on the Community Association web page under the heading Important Documents.

5.1.8 Speeding in the Community Association

The meeting notes Mr K Barker's advice to the resident that raised the speeding concerns and now deems this matter closed.

5.1.9 Banning Spearfishing in Little Bay, Letter of Support

The meeting notes the receipt by the Community Managing Agent of the submissions made by Mr A Morris to Randwick City Council (RCC).

The meeting requests the Community Managing Agent to draft a supporting letter to be reviewed by the Executive Committee before it goes to RCC supporting the banning of spearfishing in Little Bay.

5.1.10 Manta Bin Issue

The meeting notes the correspondence sent to the Strata Managing Agent for Manta to have the scheme and food operators improve their garbage disposal practices.

The meeting notes the response from the Strata Managing Agent advising the Strata Committee will investigate options available to them and also talk to the food operators who are having service difficulties with their garbage removal contractors.

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5.1.11 Alaris Bin Issue

The meeting notes the correspondence sent to the Strata Managing Agent for Alaris to have the scheme and food operators improve their garbage disposal practices, not to place the garbage bins on the grass verge and to repair the damaged verge where the grass has died.

6. FINANCIALS:

- 6.1 RESOLVED that the accounts for the period ending 9 April, 2019 be tabled and adopted.

7. RANDWICK CITY COUNCIL (RCC) MATTERS:

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

7.1.1 Handover of Electricity Accounts to RCC and Reimbursement of Electricity Charges by RCC

The meeting notes the on-going issues with RCC finalizing this matter. The meeting notes that RCC continues to seek a new account from alternative suppliers to Origin.

RCC has requested the lights attached to their NMI be removed from the Community Association account.

Accordingly, as requested by RCC, the Community Managing Agent is to advise the current electricity supplier to the Community Association that it does not own nor is it responsible for the lights under RCC's NMI.

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In the meantime, a summary of the invoices is to be created by the Community Managing Agent against the General Ledger received from Dynamic Property Services and sent to Mr K Barker for review and comment before invoicing RCC for the reimbursement.

7.1.2 Objection Letters to Development Applications for 11 and 27 Jennifer Street

The meeting notes the conciliation for 11 Jennifer Street was vacated as amended plans were being lodged to RCC.

Accordingly, a new objection to RCC has been lodged.

Furthermore, the meeting notes the conciliation conference for 27 Jennifer Street was terminated.

Accordingly, the matter will be relisted for a hearing date later in the year.

8. SITE MONITORING:

8.1 That the executive committee reviews, discusses and resolves an action on the outstanding site monitoring matters from the previous meeting(s) nominated below:

8.1.1 Legal Action against Antenna on the Roof of 4 Meyler Close

The meeting noted that the Community Managing Agent had requested the schemes solicitor to draft up mediation applications for review by the Executive Committee before they are lodged.

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8.1.2 Legal Action against Antenna on the Roof of 8 Meyler Close

The meeting noted that the Community Managing Agent had requested the schemes solicitor to draft up mediation applications for review by the Executive Committee before they are lodged.

8.1.3 Legal Action against Undeveloped Lot at 1 Murra Murra Place

The meeting noted that the Community Managing Agent had requested the schemes solicitor to draft up mediation applications for review by the Executive Committee before they are lodged.

8.1.4 Legal Action against Landscaping at 9 Meyler Close

The meeting noted that the Community Managing Agent had requested the schemes solicitor to draft up mediation applications for review by the Executive Committee before they are lodged.

8.1.5 Legal Action against Porch Collapsing at 9 Meyler Close

The meeting noted that the Community Managing Agent had requested the schemes solicitor to draft up mediation applications for review by the Executive Committee before they are lodged.

8.1.6 Legal Action against Maintenance of 6 and 8 McMaster Place

The meeting noted that the Community Managing Agent had requested the schemes solicitor to draft up mediation applications for review by the Executive Committee before they are lodged.

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8.1.7 Legal Action against Antenna on the Roof of 8 Murra Murra Place

The meeting notes the antenna has been removed and this matter is now closed.

8.1.8 Harvey Street Parking Breaches

The meeting notes that a legal opinion is being sought from the schemes solicitor to advise the best way to have the dog trailer continually parked in Harvey Street removed.

8.1.9 Flowers Ward Bamboo Screening Breaches

The meeting notes that the Community Managing Agent has written to the Strata Managing Agent of the Flowers Ward and brought to their attention the newly registered Clause 11, Appearance in the newly registered Community Management Statement and sought they engage with their residents to have all the inappropriate items on the balconies removed immediately.

8.1.10 6 Lister Avenue Street Paving with Possible Wrong Concrete Mix

The meeting notes that the Community Managing Agent has written to the Secretary and Chairperson of DP 285944 giving them contact details for the Architect who designed and managed the build for the above house to discuss and resolve the matter of the possible wrong concrete mix used in the footpath and driveway.

8.1.11 Coast Centre for Seniors

The meeting notes that the Community Managing Agent has written to the Coast Centre for Seniors and brought to their attention the newly registered Clause 11, Appearance in the newly registered Community Management Statement and sought they engage with their residents to have all the inappropriate items on the balconies removed immediately.

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8.1.12 Cracked wall on Pine Avenue

The meeting notes that the above has been brought to the attention of Mr B Tax at the Department of Industry and he will inspect the wall on his next visit to Prince Henry at Little Bay.

8.1.13 Tree Preservation Officer

The meeting noted the unfruitful attempts to contact the tree preservation officer at RCC to discuss the trees needing to be trimmed at the Community Association.

Accordingly, Ms S Graham has provided some additional names to escalate the matter.

In the meantime, the Community Managing Agent has taken photos of the worst trees on Ewing, Curie, Darwin and Brodie Avenues and will lodge a formal complaint on the RCC website for action to be taken and hopefully a meeting on site.

9. TELECOMMUNICATIONS:

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

9.1.1 Contract Review requested by PIVIT

The meeting notes the extensive discussion held at the Annual General Meeting regarding the current telecommunications situation.

It is noted that the Community Association is not party to the Telecommunications Network Management Agreement, therefore it is reliant on Landcom to act in the schemes best interest.

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The meeting notes the appointment of Maddocks as the schemes lawyer to negotiate the best solution for the Community Association.

The meeting also heard that extensive talks have been had with Landcom and the on-going communications have been very fluid.

It is noted that Ms S Graham and Mr M McIntosh should continue to act on the Community Associations behalf and report to the Executive Committee regularly on their findings and discussions with the relevant parties.

Finally, it is not known what the final solution will be for the Community Association, however, it is agreed that any decision needed to be made will require a Special General Meeting of all Owners to approve any change and future involvement of the Community Association.

10. OTHER MATTERS:

10.1 RESOLVED that the Executive Committee reviewed, discussed and resolved an action on the following matters nominated below:

10.1.1 RESOLVED that the next Executive Committee Meeting will be held on Tuesday, 11 June, 2019 at 6:00pm.

10.1.2 Security at Prince Henry Community Association

The meeting noted the discussion around security within the community association following a recent facebook conversation.

The meeting confirmed that CCTV is the responsibility of individual owners, strata schemes and neighbourhood associations.

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10.1.3 Upgrade to Website

The meeting noted the proposal from Ms S Graham to upgrade, operate and provide ongoing maintenance to the Prince Henry Community Association Website.

The meeting noted that in recent time, the website was run by Ms S Graham via donations from sponsors.

The meeting discussed at length whether the Community Association is permitted to contribute to the upgrade and operation of the website.

Accordingly, the Executive Committee requested the Community Managing Agent to seek advice on the matter and report back to the Executive Committee for their review and consideration.

10.1.4 Poor Free to Air Reception for Rockpool Apartments

The meeting noted the issue of poor free to air television reception to Rockpool apartments and advised that the matter is one for Pivit to resolve.

Accordingly, the Community Managing Agent was requested advise the Strata Managing Agent for Rockpool apartments to approach Pivit.

10.1.5 Request for Solar Panels for 14 Lister Avenue

The meeting noted the request tabled by 14 Lister Avenue to install Solar Panels on the roof of their house.

The meeting requested that the Community Managing Agent circulate a copy of the application to the Executive Committee for review and consideration via email.

