

**NOTICE 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**

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**DATE, PLACE &**

**TIME OF MEETING:**

An Executive Committee Meeting of The Association, Deposited Plan No. 270427, Prince Henry Community Association will be held on Tuesday, 11 June, 2019 in the Hibiscus Room, Coast Centre for Seniors at Curie Avenue, Little Bay. The meeting will commence at 6:00pm.

The agenda for the meeting is:

**1. WELCOME & APOLOGIES:**

- 1.1 That the Chairperson welcome all in attendance and that the Secretary record any apologies.

**2. CONFLICTS OF INTEREST:**

- 2.1 That the Secretary record any conflicts of interest to be raised within the agenda below.

**3. MINUTES:**

- 3.1 That the minutes of the last executive committee meeting held on 9 April, 2019 be confirmed as a true record of the proceedings at that meeting.

*Explanatory Note* – notice of an executive committee meeting must include or be accompanied by a motion confirming the minutes of the last executive committee meeting.

**4. OUTSTANDING MATTERS FROM PREVIOUS MEETING:**

- 4.1 That the executive committee reviews, discusses and resolves 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  
4.1.2 Sub-division for 4 Meyler Close, DA 410 / 2017

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- 4.1.3 Circulation of New Community Management Statement
- 4.1.4 Summary of Easements
- 4.1.5 Approval Letter for 2 Murra Murra Place Application for Solar Panels and Painting
- 4.1.6 Banning Spearfishing in Little Bay
- 4.1.7 Manta Bin Issue
- 4.1.8 Alaris Bin Issue
- 4.1.9 Upgrade to Website
- 4.1.10 Request for Solar Panels for 14 Lister Avenue
- 4.1.11 Shutter Installed to Apartment B008, Coastal Quarter

*Explanatory Note* – it is recommended that the executive committee review and monitor outstanding matters from previous meetings until completion.

## **5. FINANCIALS:**

- 3.1 That the accounts for the period ending 11 June, 2019 be tabled and adopted.

*Explanatory Note:* - this motion, if approved, adopts recent financial statements concerning the administrative and sinking funds of the community association.

## **6. RANDWICK CITY COUNCIL (RCC) MATTERS:**

- 6.1 That the executive committee reviews, discusses and resolves 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
  - 6.1.2 Objection Letters to Development Applications for 11 and 27 Jennifer Street

*Explanatory Note* – it is recommended that the executive committee review and monitor outstanding matters with Randwick City Council until completion.

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**7. SITE MONITORING:**

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

- 7.1.1 Action against Antenna on the Roof of 4 Meyler Close
- 7.1.2 Action against Antenna on the Roof of 8 Meyler Close
- 7.1.3 Action against Undeveloped Lot at 1 Murra Murra Place
- 7.1.4 Action against Landscaping at 9 Meyler Close
- 7.1.5 Action against Porch Collapsing at 9 Meyler Close
- 7.1.6 Action against Maintenance of 6 and 8 McMaster Place
- 7.1.7 Action against Harvey Street Parking Breaches
- 7.1.8 Action against Flowers Ward Breaches
- 7.1.9 Action against 6 Lister Avenue Street Possible Wrong Concrete Mix
- 7.1.10 Action against Coast Centre for Seniors

*Explanatory Note* – it is recommended that the executive committee review and attend to the outstanding site matters until completed.

**8. TELECOMMUNICATIONS:**

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

- 8.1.1 Contract Review requested by PIVIT

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**9. MOTIONS REQUESTED BY LOT 36, DP – 285944:**

- 9.1 That as a matter of principle the EC not expend any levies on legal advice and /or action without the authorisation of a full meeting of the CA unless it is legally entitled to recover those costs from the Lot owner.

*Explanatory Note:* - The cost of legal advice and action is expensive and difficult to justify for a CA which has no legal responsibilities for the maintenance or development of any common property and whose by-laws replicate those of Stratas and Neighbourhood Associations, hence there should be no need for legal advice or action unless it is in pursuit of debt recovery for unpaid levies and other statutory requirements. If any legal action or advice is sought by the EC, that should be the subject of a full proposal and costing that is put to a general meeting of the CA, and voted on by all owner representatives. This is congruent with current legislation for Stratas and will be required of all NAs and CAs by November.

- 9.2 That as a matter of principle the EC not expend any levies on landscaping without the authorisation of a full meeting of the CA unless it is legally entitled to recover those costs from the Lot owner.

*Explanatory Note:* - The cost of landscaping is a significant proportion of the CA budget (about 50% of the 2019 budget) yet it has no legal responsibility for any landscaping in the Prince Henry community other than Lot 1. Hence, any landscaping plan should be the subject of a full proposal and costing that is put to a general meeting of the CA, and voted on by all owner representatives. This ensures that we are not conferring any advantage upon some Lot owners and not others.

- 9.3 That the EC clarify its process for the identification and rectification of breaches of by-laws in the new Management statement.

*Explanatory Note:* - The recent adoption of a new management statement with many more by-laws regarding appearance and behaviour without revisions to existing Neighbourhood and Strata association management statements appears to have created some confusion as to which body is responsible for what, and is leading to the unnecessary duplication of

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roles and responsibilities. The EC is requested to clarify with NAs and Stratas as to which by-laws are the responsibility of the CA and which it devolves to its subsidiary bodies, and to clarify the process by which by-law beaches are identified and addressed.

- 9.4 That as a matter of principle the EC give their approval to any Neighbourhood Association which wishes to amalgamate with the CA

*Explanatory Note:* - When Prince Henry Community was established, seven Neighbourhood associations were established to enable the developers to sell the sites. Once the CA had its first meeting, and it was clear that the community would no longer be responsible for its own water, power, telecommunications, drainage and roads etc, all subsequent Torrens –titled Community Development lots were established as stand-alone subsidiary lots of the CA, and not via a Neighbourhood Association. This has created a very inequitable situation where the original NAs are required to duplicate many of the functions of the CA, including the collection of levies, management and insurance, and the more recent lots do not. The NSW government will allow NAs to be disestablished via a unanimous resolution at their general meeting and for their individual lots to integrate into the CA, subject to the approval of the CA. As this is a time-consuming process for the NA, it would be helpful if the CA gave their in principle approval to such an amalgamation.

## **10. OTHER MATTERS:**

- 10.1 That the Executive Committee reviews, discusses and resolves an action on the following matters nominated below:

- 10.1.1 Next Executive Committee Meeting to be held on Tuesday, 13 August, 2019 at 6:00pm  
10.1.2 Landscaping at 62 Gubbuteh Road

*Explanatory Note:* - this motion, if passed, will allow the executive committee to consider the above other matters.

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Date of Notice: Monday, 3 June, 2019

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**EXPLANATORY NOTES TO THIS NOTICE:**

***Your Community Association Manager***

The name of your Community Association Manager is Mr Mite Domazetovski, who is located at Suite 412, Level 4, 350 George Street, Sydney.

Please do not hesitate to contact Mr Mite Domazetovski on either 02 8203 3111 or [mite@changestrata.com.au](mailto:mite@changestrata.com.au) if you have any questions or queries regarding this notice.

***Definitions***

Act – Community Land Management Act 1989

Regulations – Community Land Management Regulation 2007