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MINUTES OF A MEETING OF THE EXECUTIVE COMMITTEE OF THE MEMBERS OF COMMUNITY ASSOCIATION D.P. NO. 270427 HELD ON TUESDAY 12 DECEMBER 2017 IN HIBISCUS ROOM COMMENCING AT 6.00PM.

PRESENT:

Susan Graham, Ken Barker, Peter Wood, Michael McIntosh and Linda Pickett

IN ATTENDANCE:

Helen Pollard & Helga Nilsen (The Dickson), Maria Strugarevic (Marella Apartments), Ryan Roach, Lonell Wicks & Ashan Fernando (Mark Moran Aged Care), Richard O'Brien & Paul Davidson (Telstra) and Derek McKinstry (Dynamic Property Services)

CHAIRPERSON:

Susan Graham

1. <u>MINUTES</u>	Action decided at the meeting	Action by	Action date
Resolved that the minutes of the last Executive Committee meeting held on 10 October 2017 be confirmed as a true record and account of the proceedings at that meeting.			
2. <u>TELSTRA PROPOSAL AT MARK MORAN AT LITTLE BAY:</u>			
Telstra to run through its proposal and field questions from Executive Committee Members.	Representatives from Mark Moran Aged Care and Telstra addressed the meeting regarding the proposed installation of mobile phone towers on the roof top of the Mark Moran Building. The Managing Agent was asked to clarify with Telstra/Moran the heights of the proposed towers as the plans appear not to correspond with heights mentioned by Telstra in meeting. Once clarification is received this	DPS	21 Dec 17 then every two weeks between now and the next meeting

	information to be forwarded to the executive and then the neighbouring strata schemes for consideration and comment.		
3. OUTSTANDING MATTERS:			
3.1 19-21 Lister Avenue SP87551 The Executive Committee receive an update on SP 87551's Directions Hearing and subsequent Section 96 application and proposed construction schedule.	Builders Warranty authority advised no further works, other than essential works relating to fire safety, will take place before the end of 2017. Other works, including the non-complying fence will be considered in 2018.	DPS	1 Feb 2018 then each two weeks until 27 Feb 2018
3.2 Memorial Clock Repair and Ongoing Maintenance of All Heritage Built Items At Prince Henry Dynamic provided an update to the Executive Committee on its follow up on Crown Lands letter indicating it would provide an update by end-September. Heritage built items include: <ul style="list-style-type: none"> • Memorial Clock • The Coast Centre for Seniors • The Prince Henry Hospital Trained Nurses Association Medical Museum • The Water Tower • Henry's Trading Post • Entrance Gate House • Entrance gate posts • The Coast Golf Club Club-house 	Despite an undertaking by the Department of Industry to provide an update to the EC by the end of September, an update has yet to be received on long overdue repairs and maintenance for the Heritage Items at Prince Henry. The Managing Agent is to contact Scott Mullen and/or Ben Tax and follow up matter and then to forward an update and recommendation prior to 22/12/2017 to the Executive Committee.	SG DPS	20 Dec 2017 then each two weeks until 27 Feb 2018
3.3 Electricity and Street Lights Dynamic provides an update on this issue following Michael McIntosh's discussion with Chris Pont (Council): <ul style="list-style-type: none"> • Timeline from Council on when accounts will be split and or transferred • Recovery from Randwick Council monies paid on street lights Accounts comprise: <ul style="list-style-type: none"> • 2019 291 833 To be split between CA and Council with refund from Council required for payments made to date in respect of Council's proportion (16 street lights) • 1716 841 766 To be transferred to Council with refund required for 	Randwick Council has advised that Ausgrid has engaged engineers to split the lights into different metered lines. Once this has been completed reimbursement of bills can be dealt with and the remaining two accounts can be transferred to Council. Managing agent to follow up regularly and provide update to the EC immediately after the Christmas / new year break .	DPS	5 Jan 2018 then each two weeks until 27 Feb 2018

<ul style="list-style-type: none"> • payments made to date • 0644 814 569 To be transferred to Council with refund required for payments made to date • 3342 481 682 CA responsibility – no action required • 1488 431 219 CA responsibility – no action required 			
<p>3.4 10 Murra Place Plans for alterations That Dynamic provides an update following the EC's detailed objection to the proposed DA</p>	<p>There has been no response from the applicant regarding the email advising of the Executive Committee's objection to the proposed alterations and additions to the property. Managing agent to monitor with council to see if DA lodged and advise EC</p>	DPS	15 Jan 2018, then each two weeks until 27 Feb 2018
<p>3.5 1 Meyler Close DA for house alterations That an update be provided on this matter.</p> <p>Following protracted discussions with the owner, the CA will not object to this application if all conditions discussed and agreed are met. Case to close after ratification at this meeting.</p>	<p>The Development Application has been lodged with Council. Managing agent to monitor progress, particularly amendments to the DA, to ensure the amendments made following the Review Panel architect's observations, are carried through to construction.</p>	DPS-SG	15 Jan 2018, then each two weeks until 27 Feb 2018
<p>4. FINANCIAL REPORT:</p>			
<p>4.1 Financial Statements to 30 November 2017: Resolved that the financial statements for the period ending 30 November 2017 be tabled and received.</p>	<p>The financial statements were adopted.</p>	DPS	
<p>4.2 Schedule of Arrears: That the Executive Committee receive the schedule of arrears.</p>	<p>A schedule of arrears was not included in the notice and will be forwarded to Ken Barker by 22/12/2017</p>	DPS	
<p>5. RANDWICK CITY COUNCIL (RCC) MATTERS:</p>			
<p>5.1 Irrigation and Maintenance Deeds:</p> <ul style="list-style-type: none"> • That Dynamic provides an update on this matter • that the Executive Committee determine , as part of the CMS update / rewrite, the instructions to be given to Adrian Mueller, the solicitor acting for the Association, in regards to stormwater pipes located within lots that are not covered by the Deed and are currently designated as the responsibility of the C/A in 	<p>The Stormwater Irrigation Deed has had some slight amendments made and is in the process of being signed by the Minister. Managing agent is to follow up and report on status in the new year.</p>	DPS	19 Jan 2018 then each two weeks until 27 Feb 2018

<p>accordance with the management statement and in accordance with registered easements. (refer item 8 below)</p>			
<p>5.2 DP272047 - Lot 1 - Jenner Street Driveway</p> <ul style="list-style-type: none"> Ken Barker and Susan Graham provide an update on this matter. 	<p>The amended works to the hardstand service on Lot 1 have been completed with landscaping and barrier stones being installed.</p> <p>A top up of the gravel surface will be considered when the contractor provides a cost estimate to Ken Barker.</p> <p>Managing agent advised that title deed was in CA name and is to supply proof of same in response to query by Randwick Council that Lot 1 was community property owned by Landcom.</p>	<p>DPS KB SG</p>	<p>22 Dec 2017</p>
6 SITE MONITORING:			
<p>6.1 Site monitoring:</p> <ul style="list-style-type: none"> Dynamic provides an update on follow up and feedback on the most recent site monitoring letters sent, advises whether the process is efficient and how the process could be improved to achieve desired outcomes Dynamic to table a list of outstanding by law breaches and, what action taken to date, and proposed action going forward Boat in Ewing – EC to discuss whether to chance further action against Halim Tjiong the presumed owner Dynamic to advise what would happen if further action were taken and it was determined that Halim Tjiong was not the owner, whether the CA would incur a penalty were that to be the case (fine? other?) 	<p>The Executive Committee has instructed the Managing Agent to write to the representative of DP 285944 that the by-law breaches of 10 Murra Murra Place being the installation of a basket ball hoop and the overgrown verges of 1 Murra Murra Place will be referred to the Office of Fair Trading for mediation if these issues are not addressed.</p>	<p>DPS All</p>	<p>22 Dec 2017 then each two weeks until 27 Feb 2018</p>
7. TELECOMMUNICATIONS:			
<p>7.1 Pivit/Telecoms:</p> <ul style="list-style-type: none"> Dynamic to table a copy of the letter sent to Optus CEO (not previously provided) Dynamic to reports on follow-up with the two CEOs (TPG and Optus) from whom no response has been received. The Executive Committee are to determine further action on 	<p>The Managing Agent was unable to acquire the direct line of either the CEO's or the phone numbers of their assistants so calls were not able to be made.</p> <p>Susan Graham offered to follow up.</p>	<p>DPS SG MM PW</p>	<p>22 Dec 2018</p>

the Pivit issue – perhaps back to Matt Thistlethwaite to apply further pressure on Mitch Fifield?			
8. SUBDIVISION DA-410/2017-4 MEYLER CLOSE:			
8.1 Dynamic to provide to the Executive Committee with an update on the status of the DA and the objection submitted to Council.	<p>Subsequent to the meeting the managing agent contacted council and was informed that the D/A for 4 Meyler Close had just been approved. Shane Watson from Randwick Council (9093 6979) is the person dealing with the D/A.</p> <p>Subsequent to the managing agent contacting Council the Community Association has requested Dynamic to follow up with Council to find out why approval has been granted and why Council did not respond to the Community Association’s objection letter.</p> <p>Susan Graham spoke with Shayne Watson on 19 December 2017. Shayne advised that the DA had not yet been determined but was likely to be determined this week or next. He implied that it would likely be approved. The CA executive has decided to appoint Adrian Mueller to liaise with Council on legal issues relating to the LEP, the DCP and the Master Plan.</p>	SG	Each two weeks until resolved.
9. REVIEW COMMUNITY ASSOCIATION COMMUNITY MANAGEMENT STATEMENT:			
9.1. That an update be provided to the Executive Committee on the CMS review.	A meeting will be held with Adrian Mueller on 22 December 2017 to discuss his preliminary review and progress to the next step.	KB SG ALL	
10. Map of CA			
10.1 Update on map and picture summary of Prince Henry Community Association which defines the Community Association lots, Neighbourhood Association and Strata Plans. Project details:	The Architect has been engaged to draft the map of the Community Association.	KB	15 Jan 2018

<p>Name of architect: Ladd Hudson Architects</p> <p>Name of original project: Prince Henry Ownership, Management & Maintenance Land</p> <p>Project No: 03-364</p> <p>Project Date: 24 February 2010</p> <p>New project requirements: Update plan to reflect 2017 and produce updated Picture summary with new photos</p>			
<p><u>11. FILL CASUAL VACANCY CREATED BY APPOINTMENT OF NEW REP FOR THE DICKSON (LOT 82):</u></p>			
	<p>Helga Nilsen from the Dickson Building was appointed as an Executive Committee Member to replace Helen Pollard due to Helen's resignation.</p>	<p>ALL</p>	
<p><u>12. RUBBISH DUMPING ON STREETS – LEGAL OR OTHERWISE:</u></p>			
<p>Discuss what can be done to avoid the many dumping points that seem to have a continual stream of rubbish on show</p>	<p>This item is to be removed from the agenda.</p>	<p>ALL</p>	
<p><u>13. RECOMMENDATION ON APPOINTMENT OF MANAGING AGENT FOLLOWING TENDER PROCESS:</u></p>			
	<p>Change Strata Management were recommended to be considered for appointment as the new Strata Managing Agent at a Special General Meeting to be held on 13 February 2018.</p> <p>Dynamic to produce the notice of meeting package, including the motion of appointment and the motions for the change of address for service of notice by mid-January 2018. Change Strata Management will provide a copy of their agreement for inclusion in the meeting documents .</p>	<p>KB PW SG</p>	<p>15 Jan 2018</p>
<p><u>14. OTHER BUSINESS:</u></p>			
<p>14.1 Discuss items that may have</p>	<p>Ken Barker will draft a letter regarding</p>	<p>KB</p>	<p>15 Jan 2018</p>

been omitted from agenda or have arisen since agenda was distributed.	Meriton Developments adjoining Prince Henry at Little Bay. Dynamic to advise the Managing agent of the Coastal Quarter that the balcony screening in Unit 208 of SP 85837 cannot be a fixed structure, trellis, chicken wire or any other such screening structure. Screening pot plants may be used provided they do not exceed the height of the balustrade railing and do not put too much weight on the balcony (Strata Scheme to ensure weight restrictions are met).	DPS	22 December 2017
15. SCHEDULE OF FUTURE MEETINGS:			
15.1 That the Executive Committee note the next Executive Committee meeting date		Date at which Agenda will be issued to all representatives.	
	SGM 13 Feb 2018 followed by ECM	30 Jan (Tue)	
	AGM 27 Mar 2018 followed by ECM	13 Mar (Tue)	
	ECM 12 Jun 2018	4 Jun (Mon)	
	ECM 14 Aug 2018	6 Aug (Mon)	
	ECM 9 Oct 2018	28 Sep (Fri)	
	ECM 11 Dec 2018	3 Dec (Mon)	

CLOSURE:

The chairperson declared the meeting closed at 8.15pm.

CHAIRPERSON

DATE

Reference to a Section or Clause

In these minutes, a reference to a section or clause means that section or clause in the Community Land Management Act 1989 unless otherwise stated and a reference to a Regulation means that Regulation in the Community Land Management Regulation 2007.