

**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, 12 February, 2019 in the Hibiscus Room, Coast Centre for Seniors at Curie Avenue, Little Bay. The meeting commenced at 6:00pm.

PRESENT: Mr P Wood, Mr K Barker, Ms S Graham, Ms L A Pickett, Mr J Pearson

APOLOGIES: Ms H Nilsen, Ms L SilbermanMs L A Pickett

IN ATTENDANCE: Mr M McIntosh, Ms M Strugarevic, Ms T Comyns, Mr E Ooms, Mr B Jennings, Mr B Ho, Ms G Davies, Ms K Milne & Mr M Domazetovski (Change Strata Management Pty Limited)

**CHAIRPERSON
(ACTING):**

Mr M Domazetovski

SECRETARY: Mr P Wood

TREASURER: Mr K Barker

The agenda for the meeting was:

Please Note: - motion 9.1.1 was taken out of agenda order and discussed at the commencement of the meeting.

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.

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2. CONFLICTS OF INTEREST:

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

3. MINUTES:

- 3.1 RESOLVED that the minutes of the last executive committee meeting held on 11 December, 2018 were confirmed as a true record of the proceedings at that meeting.

4. OUTSTANDING MATTERS FROM PREVIOUS MEETING:

- 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

The meeting noted that the status on the above matter had not changed since the last meeting.

The meeting insisted on the matter being resolved sooner rather than later.

Accordingly, the Managing Agent was requested to seek a definitive position on when the works can be undertaken before the forthcoming AGM.

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

The meeting noted that Commissioner Bish had not made her decision and accordingly, the Community Association is awaiting the outcome in due course.

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Accordingly, the meeting requested the Managing Agent follow up with Ms Z Baker of Wilshire Webb to understand if there was an update on the matter.

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

The meeting requested the Managing Agent follow up with Mr B Tax of the Department of Industry seeking a copy of the FINAL Maintenance Strategy Report for Prince Henry at Little Bay and for it to include an approximate timeline for each of the levels of priority for works to be undertaken.

Finally, the Managing Agent was requested to again advise Mr B Tax that his contractors are not completing their works as nominated in the schedule provided too the DOI.

4.1.4 Landscaping at the Rear of Manta

The meeting noted that the majority of the works had been completed except for some minor planting.

4.1.5 Additional Planting along the Walkway to the Oval

The meeting noted the works had been completed.

4.1.6 Landscaping outside Alaris

The meeting noted the works had been completed.

4.1.7 Registration of the New Community Management Statement

The meeting noted that the 2 requisitions raised by the NSW Land Registry Services had been attended too, the updated Community Management Statement and new Plans had been relodged and now the registration was awaited in due course.

Accordingly, the Managing Agent was requested to follow up with the solicitor to seek an update on the above registration.

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4.1.8 Summary of Easements

The meeting noted that works on the above had not commenced and that it would be a long-term project.

4.1.9 Changes to Consent Conditions at Theater 2, 8 Darwin Avenue

The meeting noted the correspondence from Mr T Robb, Architect for Theater 2, 8 Darwin Avenue seeking the Community Association change its position on the screen and balcony to allow a new submission to be made to the Heritage Council to lift its reservations on the original submission.

The meeting agreed to maintain its position and support the authority / regulator being the Heritage Council in this instance.

5. FINANCIALS:

- 3.1 RESOLVED that the accounts for the period ending 12 February, 2019 be tabled and adopted.

6. RANDWICK CITY COUNCIL (RCC) MATTERS:

- 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

The meeting noted that the status on the above matter had not changed since the last meeting.

The meeting insisted on the matter being resolved sooner rather than later.

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Accordingly, the Managing Agent was requested to speak with Mr C Pont's superior at Randwick City Council to escalate the matter and seek resolution promptly.

6.1.2 Objection Letters to Development Applications for 11 and 27 Jenner Street

The meeting noted the 2 letters received from Norton Rose Fulbright regarding the proposed conciliation nominated for the above development applications.

The meeting requested the Managing Agent circulate to the Executive Committee a copy of the original objections and seek who is available to represent the Community Association on the nominated days.

Once Executive Committee Members have committed to attending, the Community Managing Agent is to advise Norton Rose Fulbright of the Community Associations participation at the conciliations.

7. SITE MONITORING:

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 Legal Action against Antenna on the Roof of 4 Meyler Close

The meeting noted the Managing Agent was seeking the above Owners complete details before commencing action via J S Mueller & Co.

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

The meeting noted the Managing Agent was seeking the above Owners complete details before commencing action via J S Mueller & Co.

7.1.3 Legal Action against Undeveloped Lot at 1 Murra Murra Place

The meeting noted Mr B Ho attended and addressed the meeting regarding the status of his undeveloped lot at 1 Murra Murra Place.

Whilst the meeting heard Mr B Ho's position and plans to build a dual occupancy on the site soon, it agreed to press on with the actions previously approved to ensure the property is maintained in a reasonable state.

Finally, the meeting reminded Mr B Ho that his Lot was designated as a single dwelling Lot in the Master Plan for Prince Henry at Little Bay and that all Owners and Occupiers sign up to the Master Plan Rules.

Accordingly, the Community Association has a mandate to ensure the intentions of the Master Plan are maintained and will therefore not support a dual occupancy or subdivision on a single dwelling Lot. There are no circumstances that will change the Community Association position.

7.1.4 Legal Action against Landscaping at 9 Meyler Close

The meeting noted the Managing Agent was seeking the above Owners complete details before commencing action via J S Mueller & Co.

7.1.5 Legal Action against Porch Collapsing at 9 Meyler Close

The meeting noted the Managing Agent was seeking the above Owners complete details before commencing action via J S Mueller & Co.

7.1.6 Legal Action against Maintenance of 6 and 8 McMaster Place

The meeting noted the Managing Agent was seeking the above Owners complete details before commencing action via J S Mueller & Co.

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

The meeting agreed to defer action on this matter for now, given the Owner has advised that the antenna will be removed.

7.1.8 Harvey Street Parking Breaches

The meeting noted the on-going issues with the dog trailer being parked in Harvey Street and agreed for J S Mueller to commence action against the Owner in NCAT to have the dog trailer removed from the Community Association Roads permanently.

7.1.9 Flowers Ward Bamboo Screening Breaches

The meeting requested the Managing Agent to follow up with the Strata Managing Agent for the flowers ward seeking a general letter be send to all occupiers to not hang washing, beach towels or beach wear on their balcony + to give their balcony a tidy up.

7.1.10 6 Lister Avenue Street Paving with Possible Wrong Concrete Mix

The meeting requested the Managing Agent follow up with the Neighbourhood Association seeking the above matter be rectified promptly.

7.1.11 Regular Site Monitoring

The meeting noted the next site visit would be on Wednesday, 20 February, 2019.

Furthermore, the meeting requested the Managing Agent to report any illegal dumping to the Managing Agent for the adjoining scheme and to have them contact Randwick City Council to have the rubbish removed.

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The meeting requested the Managing Agent seek a meeting with Randwick City Council to review the cracked wall by the Norfolk Pine on Pine Avenue and understand what can be done to rectify the wall.

Finally, the meeting requested the Managing Agent seek a meeting with the Tree Preservation Officer at Randwick Council to undertake a walk through the Community Association and have trees in need trimmed.

7.1.12 Coast Centre for Seniors

The meeting noted that the Coast Centre for Seniors have items stored on their balconies that need to be removed and the Managing Agent is to remind them to have the items relocated promptly.

8. TELECOMMUNICATIONS:

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 Contract Review requested by PIVIT

The meeting noted that the status on the above matter had not changed since the last meeting and no communications have been received from PIVIT or LBNCo.

The meeting did note that a meeting was held with Mr S McCowan of Landcom to express the Community Associations position on the Pivit Agreement and Mr S McCowan undertook to do some due diligence on LBNCo and seek an option for an alternative.

The meeting re-confirmed its position that it did not want to have any compromise to the current status of services required to be provided to the Community Association.

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Furthermore, it confirmed that it did not want to be party to any agreement with Pivit or any other service provider.

Accordingly, the meeting requested the Managing Agent write to Pivit, LBNC Co and Landcom seeking an update on the above matters.

Finally, it is noted that a specialized Telecommunications Law Firm will be required to assist the Community Association in the above and the Managing Agent was requested to seek some names of solicitor who could help.

9. OTHER MATTERS:

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

9.1.1 Vacancy in the Executive Committee and Appointment of a Substitute until the AGM

The meeting noted the vacancy made by the resignation of Mr M McIntosh.

It was noted that the vacancy was to be filled and a nomination at the meeting was made by Mr J Pearson.

As there were no other nomination nor any objections, Mr J Pearson was elected to fill the vacancy above until the AGM due to be held on 9 April, 2019.

9.1.2 Next Executive Committee Meeting and Annual General Meeting to be held on Tuesday, 9 April, 2019 at 6:00pm

The meeting confirmed the above next meeting date and time.

It is noted that Mr P Wood has given his apologies in advance for the meeting as he will not be able to attend.

9.1.3 Schedule of meetings for 2019

The meeting confirmed the schedule for meetings in 2019 are as follows:

ECM	Tuesday, 11 June, 2019
ECM	Tuesday, 13 August, 2019
ECM	Tuesday, 8 October, 2019
ECM	Tuesday, 10 December, 2019

It is noted the above meetings will all commence at 6:00pm.

9.1.4 Gardening Report

The meeting noted the gardening report tabled from Gardens In Minds, its contents and recommendations.

Accordingly, Mr K Barker will continue to liaise with the gardener to ensure the gardens continue to be maintained appropriately.

9.1.5 2 Murra Murra Place Application for Solar Panels and Painting

The meeting noted the application from both Ms G Davies and Mr R Fox and supported by the Neighbourhood Association, DP 285944 to have 20 solar panels installed to the top roof, flexible solar strips on the lower roof and to paint the house charcoal grey vs the pink that was in place.

The meeting agreed to approve the application subject to the standard conditions for an approval of this nature, even though the request was a retrospective request noting much of the works had already been completed.

The meeting advised the Ms Davies, the Owner, that any changes to the exterior of a house must be approved by the Neighbourhood Association, and a copy of the minutes is to be provided to the Community Association before it can review such an application in the future.

9.1.6 8 Murra Murra Place Trees and Bushes

The meeting noted the correspondence from Mr M McIntosh tabled to it by the Managing Agent regarding the matter of the overgrown trees and bushes at 8 Murra Murra Place.

Mr M McIntosh accordingly addressed the meeting and sought the Community Associations assistance in trying to resolve the matter between the two neighbours.

The meeting noted that some precedence had been set in the above Neighbourhood Association and on this occasion requested the Managing Agent to write to the Neighbourhood Association to take action on the matter and to have the trees and bushes trimmed back to levels nominated in the Prince Henry at Little Bay Design Guidelines.

9.1.7 Speeding within the Community Association

The meeting noted the correspondence tabled by the Managing Agent regarding speeding in the Community Association from Mr V Kendall.

Mr K Barker addressed the meeting on this matter and agreed he would talk direct to Mr V Kendall on the matter and provide a history to his concern.

9.1.8 Application to Support Banning Spearfishing in Little Bay

The meeting noted the correspondence tabled by the Managing Agent regarding spearfishing in Little Bay from Mr A Morris.

The meeting agreed to support the requested action, however, before doing so, requested the Managing Agent to seek a copy of the submission made by Mr A Morris to Randwick City Council.

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9.1.9 Security Breaches

The meeting heard that in recent times there have been some security breaches throughout the Community Association.

The meeting noted that 2 Facebook pages were available within Prince Henry at Little Bay and that any video footage of potential unwanted visitors could be circulated in that forum to make people aware and to protect their property.

9.1.10 Manta Bin Issue

The meeting noted the issues with the bins of Manta overflowing, being left outside the building and attracting wildlife to them, causing refuse to litter the floor where they sit.

Following the supply of photographic evidence, the Managing Agent is requested to write to the Strata Managing Agent for Manta to seek their assistance in resolving the above matter and not have refuse litter their scheme or the Community Association.

9.1.11 Alaris Bin Issue

The meeting noted the issue of bins from the retailers at Alaris being left on the footpath and not being collected / returned promptly to their designated holding ground.

Following the supply of photographic evidence, the Managing Agent was requested to write to the Strata Managing Agent for Alaris to seek their assistance in resolving the above matter and having bins bought in immediately after collection so that they do not stay out on the street.

