

Subject: Re: For consideration of Mr. Karolewski - SP52948 missing documents
From: SP52948 owner
Date: 22/4/18, 4:06 pm
To: Thomas Karolewski

Sorry, slight typing error. This line should say:

Police asked for ALL strata files and Mr. Robert Crosbie provided alleged USB with files received from BCS Strata Management. I have all those files and I could **NOT** find the missing emails myself since June 2017.

In regards to Lot 191, we had 24th water-damage repair in March 2018. My attachment from February 2018 listed 23 of them but now we actually have 24. terrible lack of warranties and proper repairs.

On 22/04/18 15:59, SP52948 owner wrote:

Dear Mr. Karolewski,

I apologize for an unsolicited email. If you wish not to receive further notes, just let me know.

I am doing this for one simple reason: to verify that you are aware of correspondence to Waratah Strata Management.

I have a feeling that you have no idea what is going on, and that might put you in a very difficult situation as current Treasurer.

a) I kept quiet about the Police criminal investigations in regards to what I claim are fraudulent insurance claims and false statements in Statutory Declaration dated 13 April 2013.

Police asked for ALL strata files and Mr. Robert Crosbie provided alleged USB with files received from BCS Strata Management. I have all those files and I could find the missing emails myself since June 2017.

And here is the current outcome:

1. Police could not find the files that Statutory Declaration claimed to be true. None of the eight emails exist on the USB.
2. Police contacted Solicitor Mr. Adrian Mueller who also "could not find" those files.
3. Police contacted Mr. Peter Bone (strata manager who signed CTTT Statutory Declaration) on 19 April 2013. He also did not have copies of those emails.

More investigations are underway by different parties.

b) Waratah Strata Management failed to provide access to those files on 13 June 2017 and 11 February 2018, directly impacting Police investigations.

c) My wife has been stalked by Uniqueco staff so much so that there are three Police events. In the first one, Mr. Carbone and his staff tried to frame me for alleged assault and intimidation for simply talking to his staff because Mr. Carbone did nothing.

That case was unsuccessful but they do not want to talk about it.

Latest event is from March 2018 and my wife had to be taken to hospital due to stress. Police even collected the witness statement but Uniqueco refused to provide access to two CCTV recordings.

My wife, worried about her safety, wrote an email to Waratah Strata Management on 18 February 2018. They had duty to respond and table it at the EC meeting. They failed to do so.

d) Number of other issues, some of them affecting your role were tabled (refer to the attachment dated 18 February 2018). For example:

Over \$90,000.00 spent on painting on townhouses but there was nothing significant done on them to justify this high cost

Louvres are still rusting from inside the basement of the complex. They were not treated properly - hence unfinished painting project

\$8,800.00 that we repaid to CHU Insurance for "CTTT Defence/Lot 3" was not listed in agenda for AGM 2017

Legal costs for alleged AGM Motions were clearly listed in the agenda for AGM 2017

Painting project cost blowout (see PDF attachment)

And so on.

e) On at least two occasions, Mr. Carbone employed services of unlicensed person to conduct duties of security in night shift. It seems nobody on the EC is aware of it.

At the present time, my web account is blocked at Waratah website. I cannot even download latest invoice for levies. The account worked well till March 2018 and then somebody disabled it.

In any case, I hope you are aware of all these issues as you are member of the EC and hold responsibility for all actions on behalf of SP52948.

Sincerely,

----- Forwarded Message -----

Subject:REQUEST: Re-enable web account ek9e7h before due date for levy payments for Lot 158 in SP52948

Date:Sat, 21 Apr 2018 08:12:35 +1000

From: SP52948 owner

To: Robert Crosbie

CC:Simon Wicks, Steve Carbone Caretaker

Hi,

No update of minutes of EC meetings contained replies to my wife's and my complaints and requests to provide access to strata files in emails dated:

8 February 2018

18 February 2018

3 March 2018

I note that SP52948 did not have office bearers for four months until EC meeting in February and still does not have an official Secretary.

In regards to the below inquiry, Mr. Carbone confirmed in his phone call to me that one of his staff worked at least twice (I have evidence of it) in night shift as security guard without license. It means we allow unlicensed staff to perform duties without owners corporation knowledge. Even worse, it can create serious legal problems.

On a separate note, I request immediate for my web account ek9e7h on waratahstrata.com.au web site. It is disabled without authority or legal rights. It worked well until last month but not now.

By not having access to account ek9e7h Waratah Strata directly:

- a) Discriminates against my family and me,
- b) Prevents us from accessing strata files that are published on website,
- c) Prevents us from accessing invoices for levy payments
- d) Prevents us from reviewing current balance sheet of SP52948
- e) Prevents us from reviewing current payments for our levies.

Regards

On 03/03/18 22:04, SP52948 owner wrote:

> Hi,

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> For the immediate attention of the Secretary of the SP52948.

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> a) Mr. Carbone failed to sign the document that ensured his staff would not follow, stalk or bully my wife (or members of my family) in any form, as per her recent request.

>

> b) Night shift is one of periods with heightened security-related risks.

>

> I request immediate confirmation of which Uniquenco staff or subcontractors have license to work as security guards in the complex:

>

- > Names and license details
- >
- > Regards,
- >
- > Lot 158