

Subject: PRIVATE AND CONFIDENTIAL: Lot 181 unpaid levies for second gas connection and evidence of defamation  
From: SP52948 owner  
Date: 26/11/18, 8:16 pm  
To: Stan Pogorelsky, SP52948 Lot 181

Dear Mrs. and Mr. Pogorelsky,

This is an email in compliance with alleged Special By-Law 11, registered on 26 October 2018 and Motion 19 at Annual General Meeting 2018 (strata affairs directly affecting Lot 158).

Email address obtained as per Strata Roll dated 31 January 2017.

This information must not be shared with any party without my approval. It is provided to you as part of "democratic event" to discuss issues openly.

Note that after AGM 2018, which Lot 181 had supported in person and via eight proxy votes in spite of unpaid full levies for second gas connection, two additional incidents involving staff of Uniqueco Pty Ltd were committed against my wife and me:

26 October 2018, attempt to intimidate, harass, and cause fear in my wife,

14 November 2018, attempt to intimidate and harass myself whilst collecting information about lack of security at night in the complex, continuous and deliberate non-compliance with SP52948 By-Laws for illegal smoking facility behind fire door 2 in Block A, and usage of council land for parking towards M2 motorway without official notice from Ryde Council being given to owners and without owners corporations decision at any strata meeting.

Lot 181 alleged voting rights at AGM 2018:

Lot 10, proxy vote  
Lot 12, proxy vote  
Lot 24, proxy vote  
Lot 35, proxy vote  
Lot 38, proxy vote  
Lot 40, proxy vote  
Lot 44, proxy vote  
Lot 46, proxy vote

Enclosed herewith is evidence of unpaid full levies for second gas connection for Lot 181 since 1999.

To provide fairness and allow all parties to respond, I kindly request the following in your reply:

a) Highlight and provide any evidence of your name being defamed by me in legal context, or your reputation was harmed by way of my publications, or my publications were offensive to you.

Any evidence that supports your response will be addressed with duty of care.

b) Provide any evidence that the information in any of my previous emails and the attachment provided herewith is based on false, or misleading, or incorrect statements.

Any evidence that can counter my claims will be addressed with fairness and duty of care.

c) Provide any objections and reasons as to why this attachment should not be published for owners, since they (and me) paid for private expenses of Lot 181.

d) Full copies for audited strata financials for the following years and more will be obtained in due course of time:

Financial year 1 September 2002 to 31 August 2003  
Financial year 1 September 2003 to 31 August 2004  
Financial year 1 September 2006 to 31 August 2007  
Financial year 1 September 2007 to 31 August 2008  
Financial year 1 September 2008 to 31 August 2009  
Financial year 1 September 2010 to 31 August 2011  
Financial year 1 September 2011 to 31 August 2012  
Financial year 1 September 2012 to 31 August 2013  
Financial year 1 September 2015 to 31 August 2016  
Financial year 1 September 2016 to 31 August 2017  
Financial year 1 September 2017 to 31 August 2018

Based on available files, SP52948 Lot 181 has undeclared unpaid levies in amount of \$5,644.00 for second gas connections in period 1999 to 2016 (inclusive of 10% simple interest per year).

e) Including the 10% simple interest per year, just a small group of owners appears to have generated huge losses for owners corporation (total number of owners with second gas connection is around 20, and that is a conservative figure, based on strata files that are kept undisclosed to owners):

SP52948 Lot 3 undeclared unpaid levies \$6,870.50 for second gas connections - 1999 to 2016  
SP52948 Lot 181 undeclared unpaid levies \$5,644.00 for second gas connections - 1999 to 2016  
SP52948 Lot 147 undeclared unpaid levies \$4,746.50 for second gas connections - 2001 to 2016  
SP52948 Lot 62 undeclared unpaid levies \$5,572.50 for second gas connections - 1999 to 2016  
SP52948 Lot 102 undeclared unpaid levies \$4,015.00 for second gas connections - 2003 to 2016  
SP2948 Lot 148 undeclared unpaid levies \$2,475.00 for second gas connections - 2007 to 2016  
SP52948 Lot 182 undeclared unpaid levies \$4,356.00 for second gas connections - 2004 to 2016  
SP52948 Lot 192 undeclared unpaid levies \$2,475.00 for second gas connections - 2007 to 2016  
SP52948 Lot 175 undeclared unpaid levies \$4,317.50 for second gas connections - 2003 to 2016

f) As per SSMA 2015 Section 84, Lot 181 liabilities will pass onto the next owner, if not paid before the sale.

Regards,

Attachments:

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SP52948-Second-gas-connection-unfinancial-owners-  
Lot-181.pdf

2.6 MB