

Mr. Stan Pogorelsky persistently failed to respond about his involvement in illegal committee meetings on 4 March 2015 (whilst unfinancial to vote and be a committee member), deliberately hindering CTTT/NCAT investigations in cases SCS 12/32675, SCS 12//50460, SC 20/33352, and SC 2024/00454780.

| Meeting Details  | Calculation of delivery  |
|--|--|
| Notice of strata committee meeting held on 4 March 2015, whilst Mr. Pogorelsky's was unfinancial to vote and be a committee member | 2 March 2015 at 13:38 hours, Day of Notice, postage date not included<br><br>3 March 2015, First Working Day<br><b>Most Working Days missing!</b><br><b>72 Notice Hours missing!</b><br><br>4 March 2015, Date of Meeting, not counted |

At NCAT Hearings in case 2024/00454780 on 22 April 2025 and 22 July 2025, Mr. Stan Pogorelsky, whilst continuing to be unfinancial for unpaid gas heating levies, blamed BCS Strata Management for allegedly failing to comply with issuance of gas heating levies in period from 1999 to 1 February 2017.

Mr. Pogorelsky mislead the Tribunal Member knowing that nobody from BCS Strata Management was present or aware of his statements.

Mr. Pogorelsky made further comments that due to his "care and concerns for the complex", he raised the issue of unpaid gas heating levies to Waratah Strata Management when they took office in 2017, which was a complete fabrication.

One of the common approaches by Mr. Pogorelsky was always to blame parties who were absent or not aware of his statements.

Mr. Pogorelsky was very supportive of BCS Strata Management as this evidence showed, so blaming them in 2025 was just a blame-shifting attempt:

<https://www.nswstratasleuth.info/SP52948-Stan-Pogorelsky-secretly-allowed-Waratah-Strata-Management-pricing-to-be-disclosed-to-BCS-Strata-Management-4Oct2016.pdf>

Emphasis is on committee's meeting dated 4 March 2015, Motion 12 to charge for unpaid gas heating levies and secret private meeting between then-Chairperson Bruce Copland and unfinancial Mr. Stan Pogorelsky, where BCS Strata Management charged \$214.50 without disclosure to owners:

## 12. OTHER GENERAL BUSINESS:

### Gas billing

The managing agent was instructed to reinstitute the quarterly billing for gas heating which has now been omitted for two quarters.

Lot owners who have voluntarily disclosed the use of common gas supply for room heating are to be charged at the rate then applying for each year of past use. Interest charges will be levied on owners found to have been using gas for heating without paying for the supply.

1) Mr. Pogorelsky was making every effort to avoid paying his overdue gas heating levies since 1999, and one example was Lot 158 request to him and committee members on 8 June 2015:

|                 |  |
|-----------------|--|
| <b>From:</b>    | SP52948 owner  |
| <b>To:</b>      | Stan Pogorelsky SP52948 Lot 181  |
| <b>CC:</b>      | Jeffery Wang, John Ward, Maureen McDonald, Raphael Hirschhorn, Stan Pogorelsky, Steve Luxmoore, Bruce Copland      |
| <b>Subject:</b> | REQUEST For Proof of Second Gas Connection Payments of Levies for Previous Years by Stan Pogorelsky on 8 June 2015 |
| <b>Date:</b>    | 8/6/15, 9:40 pm  |

A short request, for the sake of equal rights of all owners.

There are many things you need to worry about at the moment (repair of membranes on Roofs or Block D and A did not even start yet, painting of Block B did not start yet, and so on), and one more is now submitted.

Based on minutes of the last EC meeting, and in accordance with Special By-Law rushed two years ago illegally, backlog of second gas connection levies must be enforced.

Since a long-serving member of the EC Mr Stan Pogorelsky has such connection for almost 15 years, and knowing the fact that he did not reimburse owners corporation for private gas usage for most of those years (I know exactly in which years he paid the levy), to ensure proper duty of care and fairness, and avoid conflict of interest, please provide proof that all arrears are now paid for by the given EC member.

For that matter, a summary of how many owners and amounts paid to Admin Fund for all second gas connections will be requested before the AGM 2015.

For the next EGM or AGM (whichever comes first), there will be some special Motions that I will submit when the time is right.

By-Laws start with the EC members showing by their own example.

- [SP52948-Minutes-EC-meeting-1999-Lot-181-additional-gas-connection.webp](#)

2) Then-Chairperson Bruce Copland read Lot 158 email promptly but never took serious action and continued to help selected owners (including Mr. Stan Pogorelsky) to defraud owners corporation by not collecting rightful income:

**Subject:** Read: REQUEST For Proof of Second Gas Connection Payments of Levies for Previous Years by Stan Pogorelsky

**From:** Bruce Copland <bcopland@tfehotels.com>

**Date:** 8/6/15, 21:55

**To:** SP52948 Lot 158 owner

Your message

To: Bruce Copland

Subject: REQUEST For Proof of Second Gas Connection Payments of Levies for Previous Years by Stan Pogorelsky

Sent: Monday, 8 June 2015 9:40:14 PM (UTC+10:00) Canberra, Melbourne, Sydney

was read on Monday, 8 June 2015 9:55:24 PM (UTC+10:00) Canberra, Melbourne, Sydney.

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Final-recipient: RFC822; [bcopland@tfehotels.com](mailto:bcopland@tfehotels.com)  
Disposition: automatic-action/MDN-sent-automatically; displayed  
X-MSEXch-Correlation-Key: SK/clhVsyk04w0ubY1ZqpQ==

X-Display-Name: Bruce Copland

3) Mr. Pogorelsky had full access to Lot 158 files documenting Lot 181 unpaid gas heating levies whilst hiding this information from CTTT, NCAT, NSW Fair Trading, and District Court, including:

<https://www.nswstratasleuth.info/SP52948-Peter-Bone-BCS-Strata-Management-first-desperate-attempt-to-get-owners-to-self-report-second-gas-connections-for-unpaid-levies-14-years-after-its-secret-introduction-14Apr2014.pdf>

<https://www.nswstratasleuth.info/SP52948-Peter-Bone-BCS-Strata-Management-second-desperate-attempt-to-get-owners-to-self-report-second-gas-connections-for-unpaid-levies-14-years-after-its-secret-introduction-30Jun2014.pdf>

<https://www.nswstratasleuth.info/SP52948-Stan-Pogorelsky-stayed-silent-when-approached-with-letter-of-demand-2Oct2020.html>

<https://www.nswstratasleuth.info/SP52948-second-gas-connection-levies-snippets-Jun2017.pdf>

<https://www.nswstratasleuth.info/NCAT-2024-00454780-001-remove-SP52948-committee-member-Stan-Pogorelsky-SSMA-2015-Sec238-part-3-public.pdf>

<https://www.nswstratasleuth.info/NCAT-2024-00454780-001-summons-committee-member-Stan-Pogorelsky-public.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Stan-Pogorelsky-efforts-to-avoid-paying-gas-heating-levies-Apr2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-001-extract-from-summonses-issued-to-SP52948-committee-member-Stan-Pogorelsky-7Mar2025.pdf>

4) The meeting as organised by BCS Strata Management on 2 March 2015 did not satisfy requirements of Strata Schemes Management Act 1996 (SSMA). It only allowed one working day for delivery by post and did not satisfy 72 hours notice period.

Body Corporate Services  
ABN 63 001 615 587  
Locked Bag 22, Haymarket, NSW 1238  
DX 11609 Sydney Downtown  
bcs\_epping@bcssm.com.au  
www.bcssm.com.au  
Ph. 02 9868 2999  
Fax. 02 8216 0331

*E.C. members' pack*

**bcs**  
Body Corporate Services

**Properties**

General    Fonts

**Location:** file:///tmp/52948 ECM Member Pac-for-meeting-4Mar2015.pdf  
**Author:** mallory costen  
**Producer:** ApeosPort-IV CS575  
**Creator:** ApeosPort-IV CS575  
**Created:** Mon 02 Mar 2015 13:38:10  
**Modified:** Mon 02 Mar 2015 13:38:10  
**Format:** PDF-1.3  
**Number of Pages:** 37  
**Optimised:** Yes  
**Security:** No  
**Paper Size:** A4, Portrait (210 x 297 mm)  
**Contains Javascript:** No  
**Size:** 3.0 MB

**NOTICE OF AN EXECUTIVE COMMITTEE MEETING**  
**THE OWNERS - STRATA PLAN NO. 52948**

**ADDRESS OF THE STRATA SCHEME:**  
**1-15 FONTENOY ROAD MACQUARIE PARK NSW 2113**

**DATE, PLACE & TIME OF MEETING:** The Executive Committee of The Owners - Strata Plan No. **52948** will hold a meeting on **Wednesday, 4<sup>th</sup> March 2015** at Body Corporate Services, Level 2, 51 Rawson Street Epping. The meeting will commence at **7.30pm**.

The Agenda for the meeting is:

**CHAIRPERSON FOR THE MEETING:**  
That the meeting elect a chairperson.

*BCS Explanatory Note*  
This 'optional procedural motion' is a preliminary matter that may need to be considered in certain circumstances. Pursuant to clause 8 of Schedule 3 to the Act, the current chairperson is required to chair executive meetings. In the event that the chairperson is unable to chair the meeting, then, under the Act, the meeting will be obliged to elect a person (from those eligible to vote on motions) for the purposes of chairing the meeting. In the instance where no elected executive member is elected to chair the meeting, pursuant to their delegations under section 29 (1) of the Act and with the consent of the meeting, the managing agent could chair the meeting.

**SECRETARY FOR THE MEETING:**  
That the meeting elect a secretary.

*BCS Explanatory Note*  
The meeting will need a record of this meeting in the form of minutes. This 'optional procedural motion' is a preliminary matter that may need to be considered in circumstances where the secretary is unable to record the minutes. Alternatively, under delegation, the managing agent could record the minutes.

**THOSE AT THE MEETING:**  
Those Present [Executive]; Those in Attendance [Other Attendees]; Apologies.

**1. MINUTES:**  
Motion  
1.1 That the minutes of the last Executive Committee meeting, held on **10 September 2014**, be confirmed as a true record and account of the proceedings at that meeting.

*BCS Explanatory Note*  
Schedule 2 Section 35 (1a) of the Act requires that any general meeting of a strata scheme include a form of motion to confirm the minutes of the last general meeting. Whilst an Executive Committee meeting is not a "General Meeting" under the Act, BCS is of the view that it is prudent and helpful to adhere to the transparency normally applied to other forms of Strata Scheme meetings.

5) Agenda was not sent to all owners, Lot 158 being one of them.

6) Email of the notice as sent to committee members on 2 March 2015:

M

Mallory.Costen@bcssm.com.au  
Mallory.Costen@bcssm.com.au

To Mallory.Costen@bcssm.com.au 2/3/15, 15:30

**SP 52948 - 1-15 Fontenoy Road, Macquarie Park - 04/03/15**

This email confirms that you sent an email to the following (Committee) recipients associated with NSW Plan 52948

| Committee Offices/ |        |      |                          |                              |
|--------------------|--------|------|--------------------------|------------------------------|
| Lot                | Member | Lots | Name                     | @Email-Address               |
| 202                | Y      | 1    | BRUCE COPLAND            | bcopland@toga.com.au         |
| 112                | Y      | 1    | CARLOS FORNIELES MONTOYA | carlos.fornielesm@gmail.com  |
| 33                 | Y      | 1    | J Wang                   | jeffrey@adifferentcorner.com |
| 147                | Y      | 1    | Moses Levitt             | zellel@iprimus.com.au        |
| 151                | Y      | 1    | Mrs Maureen McDonald     | mcdonald151@bigpond.com      |
| 180                | Y      | 1    | MOHIT GARG               | gargm.mohit@gmail.com        |
| 133                | Y      | 1    | RAPHAEL HIRSCHHHORN      | hirsch25@gmail.com           |
| 181                | Y      | 1    | Stan POGORELSKY          | pogo@ozemail.com.au          |

The subject & attachments of the emails sent were as per this confirmation-email. The body-content was as follows -

Dear Committee Member,

Please find attached notice for your strata scheme's forthcoming Executive Committee Meeting for your information.

Should you have any queries please contact your portfolio manager Russell Young at Russell.young@bcssm.com.au.



7) Notice contained falsified date of the agenda as sent to some owners and committee members on 2 March 2015, claiming that it was created on 23 February 2015:

**NOTICE OF AN EXECUTIVE COMMITTEE MEETING  
STRATA PLAN NO. 52948**

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Date of this Notice: Monday, 23 February 2015

**ADDITIONAL NOTES:**

*The name of your Body Corporate Services Manager is Russell Young, who is located at our Epping branch. Please contact your manager if you have any questions about this notice.*

Definitions

*Act – Strata Schemes Management Act 1996.*

*Regulations – Strata Schemes Management Regulations 2010.*

*An owner or the nominee of a corporate owner can attend Executive Committee meetings but cannot address the meeting unless the Executive Committee agrees.*

8) The version of the notice as sent to some owners had only three pages:

<https://www.nswstratasleuth.info/NCAT-2024-00454780-001/SP52948-notice-for-EC-meeting-scheduled-for-4Mar2015-published-on-waratah-website-on-18Jun2019-and-found-on-19Mar2020.pdf>

9) The version of the notice for the committee had 37 pages:

<https://www.nswstratasleuth.info/NCAT-2024-00454780-001/SP52948-notice-for-meeting-as-sent-to-committee-members-only-2Mar2015.pdf>

10) The version of the notice for the committee had secret email from then-Chairperson Bruce Copland to BCS Strata Management, instructing the strata manager to ignore Lot 158:

From: Bruce Copland [mailto:bcopland@tfefhotels.com]  
Sent: Wednesday, 21 January 2015 9:38 AM  
To: Russell Young  
Subject: SP52948 - Correspondence

Russell,

What is the cost of registering an amendment to the scheme so that the definition is clear for all future committees without the cost of further CTTT hearings?

I have copies of correspondence in my archived files from CTTT back from 1999 or 2000 approx where they determined that the pergolas were common property - in fact overturning a previous decision. There is no doubt that they are common property as the CTTT ruled as such.

The lattices that the Robertson invoice relates to are not lattices in front of the townhouses but part of the pergolas and were approved as part of the painting job (in fact any exterior timber that needed replacing was done at the same time all of which was minor). There is no separate approval for the lattices as they were simply part of the same exterior timber painting job but delayed because they were painted offsite and then installed to replace rotten latticing already in existence.

As to the costs for the EGM in question I think that the reason this was as low cost is the fact that it was covered under bundled disbursements, so as long as R&H carried the cost as part of that invoice to the Owners Corporation there can be no issue.

Now that the water and gas subject is resolved and cannot be pursued by Mr  
Indeed he would be obliged to pay costs again if he starts up any process that  
initiated under the Deed.

The committee standby the AGM instructions that correspondence from Mr [redacted] can be ignored where it is not relevant to the proper management of the Owners Corporation. We should note at the next committee meeting all the emails he has sent since the AGM simply

2

OM-1-3

to record that the matters raised are either spurious or related to his fast failed claims and appeals. Other Owners deserve to know how vexatious he has become via the next EC minutes.

Regards

Bruce Copland

11) Emphasis is on this meeting's Motion 12 to charge for unpaid gas heating levies and secret private meeting between then-Chairperson Bruce Copland and unfinancial Mr. Stan Pogorelsky, where BCS Strata Management charged \$214.50 without disclosure to owners:

**12. OTHER GENERAL BUSINESS:**

Gas billing

The managing agent was instructed to reinstitute the quarterly billing for gas heating which has now been omitted for two quarters.

Lot owners who have voluntarily disclosed the use of common gas supply for room heating are to be charged at the rate then applying for each year of past use. Interest charges will be levied on owners found to have been using gas for heating without paying for the supply.

<https://www.nswstratasleuth.info/BCS10355488-BCS-Extra-Charging-for-AH-meeting-with-Bruce-Copland-and-Stan-Pogorelsky-4Mar2015.pdf>

| <b>Additional Services Schedule for Tax Invoice (F1110820192)</b> |               |   |              |             |                       |                    |
|---|---------------|---|--------------|-------------|-----------------------|--------------------|
| <b>Date</b>   | <b>Person</b> | <b>Description</b>  | <b>Units</b> | <b>Rate</b> | <b>Chargeable Amt</b> | <b>Invoice Amt</b> |
| 13/03/2015  | RUY           | Attendance at ECM after hours on Wed 4 March 2015, and following discussion with Bruce & Stan re utility charges 7.30pm - 8.45pm. | 13           | \$16.500    | \$214.50              | \$214.50           |
| <b>Total Fees</b>   |               |   |              |             | \$214.50              | \$214.50           |

12) Motion 2 at committee meeting on 4 March 2015.

<https://www.nswstratasleuth.info/NCAT-2024-00454780-001/SP52948-notice-for-EC-meeting-scheduled-for-4Mar2015-published-on-waratah-website-on-18Jun2019-and-found-on-19Mar2020.pdf>

**NOTICE OF AN EXECUTIVE COMMITTEE MEETING  
STRATA PLAN NO. 52948**

**2. CORRESPONDENCE FROM**

Motion

2.1 To note that correspondence continues to be received from L .the Strata Managing Agent does not respond, noting that the matters appear to be similar to those previously raised and for which relief from responding was previously granted in General Meeting, and/or have otherwise been dealt with in the Deed of Release from Supreme Court proceedings, or at the 2014 AGM.



13) Minutes of the meeting:

<https://www.nswstratasleuth.info/NCAT-2024-00454780-001/SP521948-Minutes-EC-Meeting-4Mar2015-F1110818909.pdf>

**2. CORRESPONDENCE FROM**

**Motion**

2.1 To note that correspondence continues to be received from L The Strata Managing Agent does not respond, noting that the matters appear to be similar to those previously raised and for which relief from responding was previously granted in General Meeting, and/or have otherwise been dealt with in the Deed of Release from Supreme Court proceedings, or at the 2014 AGM.

The voluminous correspondence from D is considered to fall within the terms of Deed of Release and is also covered by the AGM motion that it need only be responded to in certain limited circumstances. The EC do not wish to expend Owners funds in detailed consideration or responding or having the managing agent do so. The nature of the correspondence appears to be a continuing attack on the activities of the managing agent and EC. These repetitious false allegations do nothing to contribute to the ongoing management of the Owners Corporation and the managing agent was instructed to continue to follow the directive of the AGM.

14) Minutes of this meeting have never been published on notice boards.

15) Mr. Pogorelsky published two versions of his alleged payments for gas heating levies (both containing lot of misleading and false statements), and both of those documents were never shared with owners.

15.1) Version Mr. Pogorelsky sent to then-Chairperson Bruce Copland and BCS Strata Management on 10 June 2015:

<https://www.nswstratasleuth.info/SP52948-Lot-181-gas-levy-payments-self-assessment-miscalculated-10Jun2015.png>

| Stan Pogorelsky  |                     |                          |  |
|--|---------------------|--------------------------|--|
| Gas Charges paid by S & T Pogorelsky on unit 181 - SP52948 |                     |                          |  |
| From 1999 to 2018  |                     |                          |  |
| Date Paid  | Period applicable   | \$                       |  |
| 1999   | 1/9/99 to 31/8/2000 |                          | Moved in 1/11/98   |
| 2000   | 23/08/2000          | 100.00                   |  |
| 2001   | 1/08/2001           | 50.00                    |  |
| 2002   | 21/07/2002          | 55.00                    | \$50+\$5GST  |
| 2003   | 31/07/2003          | 55.00                    |  |
| 2004   | 1/11/2004           | 55.00                    |  |
| 2005   | 1/11/2005           | 55.00                    |  |
| 2006   | 1/11/2006           | 55.00                    |  |
| 2007   | 1/11/2007           | 55.00                    |  |
| 2008   | 1/11/2008           | 55.00                    |  |
| 2009   | 26/10/2009          | 55.00                    |  |
| 2010   | 24/10/2010          | 55.00                    | \$55 Credit on 1/2/11 and Debit \$55 on 2/5/11   |
| 2011   | 7/11/2011           | 55.00                    |  |
| 2012   | 1/9/12 to 31/8/13   |                          | Not billed by BCS  |
| 2013   | 1/9/13 to 31/8/14   |                          | Not billed by BCS  |
| 2014   | 1/9/14 to 31/8/15   | 55.00                    |  |
| 2015   | 1/9/15 to 31/10/15  | 311.66 See below         | From our AGM in November 2014 new rate is \$50+\$5 per quarter and should be billed quarterly on BCS statement to unit holders |
| 2016   | 3/11/2015           | 55.00                    |  |
|  | 1/02/2016           | 55.00                    |  |
|  | 2/05/2016           | 55.00                    |  |
|  | 1/08/2016           | 18.34                    | In summary I owe you \$110.00 for 2012 and 2013.   |
|  | 20/09/2016          | 36.66 Overpaid           | And \$18.33 x 2 = \$36.66 for Sept & Oct 2014  |
| 2017   | 1/05/2017           | 220.00 Billed by Waratah |  |
|  |                     |                          | As well you should have billed me for gas usage in   |
|  |                     |                          | Quarter 1/11/14 to 31/01/15 55.00  |
|  |                     |                          | Quarter 1/02/15 to 30/04/15 55.00  |
|  |                     |                          | Quarter 1/05/15 to 31/07/15 55.00  |
|  |                     |                          | Quarter 1/08/15 to 31/10/15 55.00  |
|  |                     |                          | 220.00   |
|  |                     |                          | Less what you charged for 2014 55.00   |
|  |                     |                          | 165.00 Paid by me  |
|  |                     |                          |  |
|  |                     |                          | So I owe you \$110 + \$36.66 + \$165 = \$311.66 which will take me up to Quarter ended 31/10/15. Paid on 29/6/15               |
|  |                     |                          | Please invoice (email to me) me for these charges so that this matter can be put to rest.                                      |

15.2) Version sent to NCAT on 17 March 2025, when Mr. Pogorelsky was forced by Lot 158 to respond to summonses:

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Stan-Pogorelsky-self-calculated-payments-for-gas-heating-levies-17Mar2025.png>

ANNEXURE A

EX G

| Period From | Period To | Date Due    | Amount Owning | Short Paid | Period      | Date Paid | Amount Paid | Days overdue       | Total Interest | Notice Details                                |
|-------------|-----------|-------------|---------------|------------|-------------|-----------|-------------|--------------------|----------------|---|
|             |           | (Invoiced)  |               |            |             |           |             |                    |                |   |
| 01-09-99    | 31-08-01  | 23-08-00    | \$100.00      |            | Per Annum   | 23-08-00  | \$100.00    | 0                  | \$0.00         |   |
| 01-09-01    | 31-08-02  | 01-08-01    | \$50.00       |            | Per Annum   | 01-08-01  | \$50.00     | 0                  | \$0.00         |   |
| 01-09-02    | 31-08-03  | 21-07-02    | \$55.00       |            | Per Annum   | 21-07-02  | \$55.00     | 0                  | \$0.00         |   |
| 01-09-03    | 31-08-04  | 31-07-03    | \$55.00       |            | Per Annum   | 31-07-03  | \$55.00     | 0                  | \$0.00         |   |
| 01-09-04    | 31-08-05  | 01-11-04    | \$55.00       |            | Per Annum   | 01-11-04  | \$55.00     | 0                  | \$0.00         |   |
| 01-09-05    | 31-08-06  | 01-11-05    | \$55.00       |            | Per Annum   | 01-11-05  | \$55.00     | 0                  | \$0.00         |   |
| 01-09-06    | 31-08-07  | 01-11-06    | \$55.00       |            | Per Annum   | 01-11-06  | \$55.00     | 0                  | \$0.00         |   |
| 01-09-07    | 31-08-08  | 01-11-07    | \$55.00       |            | Per Annum   | 01-11-07  | \$55.00     | 0                  | \$0.00         |   |
| 01-09-08    | 31-08-09  | 01-11-08    | \$55.00       |            | Per Annum   | 01-11-08  | \$55.00     | 0                  | \$0.00         |   |
| 01-09-09    | 31-08-10  | 26-10-09    | \$55.00       |            | Per Annum   | 26-10-09  | \$55.00     | 0                  | \$0.00         |   |
| 01-09-10    | 31-08-11  | 24-10-10    | \$55.00       |            | Per Annum   | 24-10-10  | \$55.00     | 0                  | \$0.00         |   |
| 01-09-11    | 31-08-12  | 07-11-11    | \$55.00       |            | Per Annum   | 07-11-11  | \$55.00     | 0                  | \$0.00         |   |
| 01-09-12    | 31-08-13  | 01-08-14    | \$55.00       |            | Per Annum   | 01-08-14  | \$55.00     | 0                  | \$0.00         | Issued 3/7/14 showing period 1/9/14 - 31/8/15 |
| 01-09-13    | 31-11-13  | 29-06-15    | \$55.00       |            | Per Quarter | 29-06-15  |             | 0                  | \$0.00         | Issued 17/7/15 - Due 1/8/15 - Paid 29/6/15?   |
| 01-12-13    | 28-02-14  | 29-06-15    | \$55.00       |            | Per Quarter | 29-06-15  |             | 0                  | \$0.00         | Issued 17/7/15 - Due 1/8/15 - Paid 29/6/15?   |
| 01-03-14    | 31-05-14  | 29-06-15    | \$55.00       |            | Per Quarter | 29-06-15  |             | 0                  | \$0.00         | Issued 17/7/15 - Due 1/8/15 - Paid 29/6/15?   |
| 01-06-14    | 31-08-14  | 29-06-15    | \$55.00       |            | Per Quarter | 29-06-15  |             | 0                  | \$0.00         | Issued 17/7/15 - Due 1/8/15 - Paid 29/6/15?   |
| 01-09-14    | 30-11-14  | 29-06-15    | \$55.00       |            | Per Quarter | 29-06-15  |             | 0                  | \$0.00         | Issued 17/7/15 - Due 1/8/15 - Paid 29/6/15?   |
| 01-12-14    | 28-02-15  | 29-06-15    | \$55.00       |            | Per Quarter | 29-06-15  | \$311.66    | 0                  | \$0.00         | Issued 17/7/15 - Gas usage up to 31/10/15     |
|             |           | 29-06-15    |               |            |             | 01-08-16  | \$18.34     | 399                | \$2.00         | Part Paid Late                                |
| 01-03-15    | 31-05-15  | 03-11-15    | \$55.00       |            | Per Quarter | 03-11-15  | \$55.00     | 0                  | \$0.00         | Issued 25/9/15 - Due 1/11/15 - Paid 3/11/15   |
| 01-06-15    | 31-08-15  | 01-02-16    | \$55.00       |            | Per Quarter | 01-02-16  | \$55.00     | 0                  | \$0.00         | Issued 30/12/15 - Due 1/2/16 - Paid 1/2/16    |
| 01-09-15    | 30-11-15  | 02-05-16    | \$55.00       |            | Per Quarter | 02-05-16  | \$55.00     | 0                  | \$0.00         | Issued 24/3/16 - Due 1/5/16 - Paid 2/5/16     |
| 01-12-15    | 28-02-16  | 01-08-16    | \$55.00       | \$55.00    | Per Quarter | 30-08-19  |             | 1124               | \$16.94        | Shortpaid - Assume to be paid on 30/8/19      |
| 01-03-16    | 31-05-16  | 20-09-16    | \$55.00       |            | Per Quarter | 20-09-16  | \$36.66     | 0                  | \$0.00         |   |
| 01-06-16    | 31-08-16  | 20-09-16    | \$55.00       | \$18.34    | Per Quarter | 30-08-19  |             | 1074               | \$5.40         | Shortpaid - Assume to be paid on 30/8/19      |
| 01-09-16    | 31-08-16  | 01-05-17    | \$55.00       | \$55.00    | Per Quarter | 30-08-19  |             | 851                | \$12.82        | Not Paid - Assume to be paid on 30/8/19       |
| 01-09-16    | 31-08-17  | 01-05-17    | \$220.00      |            | Per Annum   | 01-05-17  | \$220.00    | 0                  | \$0.00         |   |
| 01-09-17    | 31-08-18  | 11-05-18    | \$220.00      |            | Per Annum   | 11-05-18  | \$220.00    | 0                  | \$0.00         |   |
| 01-09-18    | 31-08-19  | 01-05-19    | \$220.00      |            | Per Annum   | 01-05-19  | \$220.00    | 0                  | \$0.00         |   |
|             | Total Due |             | \$2,075.00    | \$128.34   | Total Paid  |           | \$1,946.66  | Shortpaid Interest | \$128.34       |   |
|             |           |             |               |            |             |           |             |                    | \$7.86         |   |
|             |           |             |               |            |             |           |             | Total              | \$136.20       | Paid 8/10/19                                  |
| 01-09-19    | 31-08-20  | 27-03-20    | \$220.00      |            | Per Annum   | 01-05-20  | \$220.00    |                    |                |   |
| 01-09-20    | 31-08-21  | 18&19/03/21 | \$270.00      |            | Per Annum   | 03-05-21  | \$270.00    |                    |                |   |
| 01-09-21    | 31-08-22  | 29-03-22    | \$270.00      |            | Per Annum   | 02-05-22  | \$270.00    |                    |                |   |
| 01-09-22    | 31-08-23  |             | \$270.00      |            | Per Annum   | 01-05-23  | \$270.00    |                    |                |   |
| 01-09-23    | 31-08-24  |             | \$270.00      |            | Per Annum   | 01-05-24  | \$270.00    |                    |                |   |
|             |           |             | \$1,300.00    |            |             |           | \$1,300.00  |                    |                |   |

Notes:

02-08-00 EC Meeting set charge at \$50.00 per annum. From 2002 increased to \$50 + GST per annum (Copy Attached)  
07-08-00 R&H issue invoices 1/9/99 - 31/8/01 \$100 for 2 years  
17-10-12 AGM approved By-Law. No mention of amount.  
27-11-13 EC Meeting confirmed charge at \$50.00 + GST per quarter.  
14-04-14 R&H issue letter confirming \$220 p.a. incl GST.  
16-03-17 EC Meeting set charge at \$200 + GST per annum from 1/9/17.  
EC Meeting set charge at \$270 + GST per annum from 1/9/20.

*Stan Pogorelsky*

16) Mr. Pogorelsky avoided to comply with Lot 158 issue of summonses in CTTT case SCS 12/32675 dated 26 April 2013, which was sent to six parties:

Mr. Bruce Copland  
Mr. John Ward  
Mr. Moses Levitt  
Mrs. Maureen McDonald  
Mr. Peter Bone (strata manager)  
Mr. Stan Pogorelsky

Details of the person who will be receiving the summons:

|          |  |   |
|----------|--|---|
| NAME:    | MR. STAN POGORELSKY                                  | Insert name of person or company summoned   |
| ADDRESS: | 181/1-15 FONTENAY ROAD<br>MACQUARIE PARK<br>NSW 2113 | Insert address of person or company being summonsed.<br>Note: Street address only.<br>PO Box addresses cannot be accepted |

For the purpose of: Please tick as applicable

☒ Giving evidence before the Tribunal

Hearing venue, date and time:

10 MAY 2013 AT 09:15  
CTTT, ROOM 4, FL 13, 175 CASTLEREAGH ST.  
SYDNEY

☐ Producing documents as detailed below

Specify the documents or things to be produced in the space below. Attach additional pages if required.

17) On 19 September 2025, Mr. Pogorelsky received number of files from Lot 158, asking him to refute or deny evidence of his fraudulent actions. He did not reply:

<https://www.nswstratasleuth.info/NCAT-2024-00454780-non-compliant-meeting-in-Stan-Pogorelsky-Unit-181-9Jul2012.pdf>

<https://www.nswstratasleuth.info/NCAT-2024-00454780-non-compliant-meeting-raising-salary-for-building-manager-in-spite-of-fixed-term-contract-9Feb2023.pdf>

<https://www.nswstratasleuth.info/NCAT-2024-00454780-non-compliant-EGM-and-fraudulent-tender-for-building-management-30Nov2023.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2024/NCAT-2024-00454780-non-compliant-EGM-and-unregistered-major-renovations-22Feb2024.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2024/NCAT-2024-00454780-non-compliant-meeting-illegally-engaging-Solicitor-Adrian-Mueller-2Apr2024.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2024/NCAT-2024-00454780-non-compliant-and-non-existent-meeting-23May2024.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-non-compliant-meeting-illegally-engaging-Bannermans-Lawyers-6Jan2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-non-compliant-meeting-illegally-ratifying-engagement-of-Bannermans-Lawyers-6Feb2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-non-compliant-EGM-illegally-ratifying-engagement-of-Bannermans-Lawyers-1May2025.pdf>

18) Bannermans Lawyers and Waratah Strata Management deliberately hampered NCAT investigations whilst profiteering through unnecessary delays of presenting evidence.

In addition, they deliberately prevent Applicant's access to strata files to help with these events:

- Police Events 174560202 and E65804633 for five fraudulent insurance claims and forgery of statements in Statutory Declaration to CTTT in case SCS 12/32675 on 19 April 2013, forgery of signature on Mueller's Standard Costs Agreement, Affidavit to District Court in February 2014, forgery of statements and invoices to NCAT and Supreme Court in case SC 20/33352 in 2022) as orchestrated by Solicitor Adrian Mueller.
- NSW Fair Trading complaint 11317277 (escalation to NSW Fair Trading Commissioner Natasha Mann).
- NSW Fair Trading case C2025/7500 - Matters Involving Waratah Strata Management Pty. Ltd.
- Office of Legal Services Commissioner's case CAS016659 for Solicitor Adrian Mueller misconduct and criminal actions.
- Case PSD2024\_58792 with The Law Society of NSW for Solicitor Adrian Mueller misconduct and criminal actions, as referred by the Office of Legal Services Commissioner.
- Office of Legal Services Commissioner's case CAS022167 for Solicitor Ms. Jennifer Pham misconduct (even they could not force Ms. Pham to provide evidence of her legal engagement).
- Case PSD2025\_61759 with The Law Society of NSW for Solicitor Ms. Jennifer Pham misconduct, as referred by the Office of Legal Services Commissioner (even they could not force Ms. Pham to provide evidence of her legal engagement).
- Dubious ransomware attack against Waratah Strata Management with secret Bitcoin payment in amount of \$5,052.03 and refusal by the Respondents to co-operate in CIRS-20190810-40.
- Australian Taxation Office case 2410206414046.
- Australian Competition & Consumer Commission case 345200.
- City of Ryde issued yet another warning about fire safety non-compliance on 31 March 2025.
- Significantly underinsured complex by \$23,522,500.00 for buildings in March 2025 with secret insurance commissions in amount of \$13,750.00.
- Two fresh cases initiated with Office of Legal Services Commissioner and The Law Society of NSW for Solicitor Ms. Jennifer Pham misconduct in August 2025.



19) As of 28 September 2025, Bannermans Lawyers, Waratah Strata Management, and committee members failed to provide details of current contract with Uniqueco Property Services, in non-compliance with Tribunal orders on 22 April 2025 and 22 July 2025

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-case-2024-00454780-Hearing-Orders-22Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-Hearing-Orders-22Jul2025.webp>

On 22 April 2025 the following orders (and/or directions) were made:

- 1 The hearing is adjourned to a date and time to be confirmed by the registrar
- 2 The applicant's application to revoke the leave granted to the respondent on 20 February 2025 to be represented is dismissed.
3. Pursuant to s 188 of the SSM Act, the respondent is to produce for visual inspection at the Strata Manager's office the Building Manager's Contract dated 1 February 2024 on or before 6 May 2025.
4. The respondent is to advise the applicant whether there is any correspondence available for inspection between the Strata Manager and the OC's auditor for the period 2017 to 2024 on or before 6 May 2025.
5. The respondent is to make available for inspection to the applicant details of income and expenditure for the period 2017 to 2024 on or before 6 May 2025.

N Vrabac, Senior Member

Issued: 22 April 2025



On 22 July 2025 the following orders (and/or directions) were made:  
By consent,

- 1 The hearing is adjourned to a date and time to be confirmed by the registrar.
2. The time is extended for the respondent to comply with direction 3 of the orders made by the Tribunal on 22-Apr-2025 to 12-Aug-2025.
3. The time is extended for the respondent to comply with direction 5 of the orders made by the Tribunal on 22-Apr-2025 to 12-Aug-2025.

N Vrabac, Senior Member

Issued: 22 July 2025

