

Mr. Stan Pogorelsky persistently failed to respond about his involvement in illegal committee meetings on 9 July 2012 and time-warped meeting on 26 April 2013 (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 9 July 2012, in Mr. Pogorelsky's Lot 181 whilst he was unfinancial to vote and be a committee member	6 July 2012, Day of Notice, postage date not included 7 July 2012, Saturday 8 July 2012, Sunday All Working Days missing! 72 Notice Hours missing! 9 July 2012, Date of Meeting, not counted

1) The meeting as organised by then-Chairperson Bruce Copland in unit of Mr. Stan Pogorelsky (Lot 181), who was unfinancial to vote and be a committee member due to unpaid gas heating levies, did not satisfy requirements of Strata Schemes Management Act 1996 (SSMA).

Agenda was not sent to any owner and even all committee members did not receive it.

As of 18 September 2025, agenda for this non-compliant meeting has never been published in any public strata document.

From: Bruce Copland
Sent: Friday, 6 July 2012 12:48 PM
To: 'GaryW@bcms.com.au'; 'jeffrey@adifferentcorner.com'; 'jhessink@rocketmail.com';
'JWARD@doh.health.nsw.gov.au'; 'mcdonald151@bigpond.com'; 'zellev@iprimus.com.au'; 'pogo@ozemail.com.au'
Cc: 'Paul.Banoob@bcsm.com.au'
Subject: Re: SP52948

10

Can we please convene an urgent meeting at anyone's apartment that is available on Monday 9 July at 7.30 PM for no more than 30 minutes for committee members only so I can respond with one voice to our strata manager

Regards,

Bruce

Bruce Copland
Director, Toga Group
PO Box 1745, Strawberry Hills NSW 2012
Tel +61 2 9356 1011
Mob +61 4 1887 9442

From: Gary Webb [mailto:GaryW@bcms.com.au]
Sent: Friday, July 06, 2012 08:32 AM
To: Bruce Copland; jeffrey@adifferentcorner.com <jeffrey@adifferentcorner.com>; jhessink@rocketmail.com <jhessink@rocketmail.com>; jward@doh.health.nsw.gov.au <jward@doh.health.nsw.gov.au>; mcdonald151@bigpond.com <mcdonald151@bigpond.com>; zellev@iprimus.com.au <zellev@iprimus.com.au>; pogo@ozemail.com.au <pogo@ozemail.com.au>
Cc: Paul Banoob <Paul.Banoob@bcsm.com.au>
Subject: FW: SP52948

Good morning

Please find attached proposal from Adrian Mueller to represent the Owners Corporation at the CTTT Directions Hearing.

We would appreciate your earliest feedback

Thank you

Gary Webb
Raine & Horne Strata-Sydney
Level 1, Building D, 240 Beecroft Road Epping NSW 2121
T: (02) 9868 2999 F: (02) 8216 0331
www.bcms.com.au

2) As of 18 September 2025, minutes of this meeting have never been published in any public strata document.

From: Bruce Copland
Sent: Monday, 9 July 2012 10:18 PM
To: 'GaryW@bcms.com.au'; 'Paul.Banoob@bcssm.com.au'
Cc: 'jeffrey@adifferentcorner.com'; 'jhessink@rocketmail.com'; 'JWARD@doh.health.nsw.gov.au'; 'mcdonald151@bigpond.com'; 'zellew@primus.com.au'; 'pogo@ozemail.com.au'
Subject: RE: SP52948

Paul/Gary

Please find minutes of our meeting held 7.30pm to 8.30pm tonight

Emergency Committee Meeting of SP52948

Held on: 9th July 2012

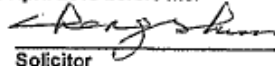
Location: Apt 181 Macquarie Gardens

Present: John, Sandy, Bruce, Joanne, Stan, Mo

Apologies: Maureen McDonald, Jeffrey Wang

Minutes:

This is the annexure marked "B"
referred to in the statutory declaration
of Peter Bone declared at Epping on
19 April 2013 before me:


Solicitor

SHUIV CHENG

1. The committee note that Betty Saulits may not have received email notice and we should mail her copies of minutes
2. 6 of 9 members being present a quorum was present.
3. Correspondence from CTTT regarding a directions hearing having been received last Friday urgent decisions regarding response and appearance were discussed.
4. It was unanimously resolved to appoint Adrian Mueller to represent the Owners Corporation at the directions hearing and to enter into an appropriate costs agreement noting that this may incur costs up to \$12,000.
5. It was unanimously resolved to instruct Napier & Blakely to conduct both the building condition survey and the asbestos inspection.
6. The chairman is to ask the managing agent to issue the necessary orders to N&B and sign the appropriate costs agreements after review with the chairman.
7. The building condition report (as soon as available) and AGM minutes (1999) approving water & gas rebates are to be provided to solicitor for production at CTTT.
8. Consideration of the correspondence to owners as part of the AGM and special resolutions concerning legal fees was deferred until after the outcome of the directions hearing.

There being no other business the meeting closed at 8.30 pm

Bruce Copland
Chairman SP52948

3) Notice of the meeting hid all details of the financial status in Admin Fund. On 4 July 2012, Admin Fund did not have enough funds to pay had invoices and secretly had to take \$50,000.00 from another fund:

From: Paul Banoob
Sent: Wednesday, 4 July 2012 9:32 AM
To: Donna Townsend; Gary Webb
Cc: Amador Capuno
Subject: RE: SP 52948

Dear Amador

Can you please inject funds into SP 52948 from the MBL account in the sum of \$50,000.

Regards

Paul Banoob
Branch Manager

Body Corporate Services

Level 1, Building D, 240 Beecroft Road
Epping NSW 2121
Locked Bag 22, Haymarket NSW 1238
T: (02) 9868 2999
F: (02) 8216 0331

Enhancing Community Living



Please consider the environment before printing this e-mail

From: Donna Townsend
Sent: Wednesday, 4 July 2012 9:23 AM
To: Gary Webb
Cc: Paul Banoob
Subject: RE: SP 52948

Hi Gary,

This invoice has not been paid, the plan has insufficient funds

Donna

Donna Townsend
Creditors Manager

Level 27, 66-68 Goulburn st, Sydney NSW 2000
Locked Bag 22, Haymarket NSW 1238

4) On 2 August 2012, Insurance broker secretly changed the policy, without owners corporation knowledge or approval:

<https://www.nswstratasleuth.info/SP52948-CHU-Insurance-AJG-Broker-and-BCS-Strata-Management-high-risk-insurance-claim-for-legal-costs-1Aug2012.pdf>

From: Brian Turpin [mailto:BrianT@chu.com.au]
Sent: Wednesday, 1 August 2012 3:33 PM
To: Mark Thirgood
Subject: Strata Plan 52948 - Policy 9 legal defence costs

2

Our Ref NH201212589

Good afternoon Mark.

We will extend indemnity to the Insured under Policy 9. C) in this instance for Legal expenses Incurred in the legal advice sort in defence of the appeal.

We are not in a position to appoint legal representation on behalf the Insured in these circumstances.


Upon further approach under the claim, could we please have a copy of the Legal advice and costs summary.

Kind Regards,

Brian Turpin
Claims Consultant

5) One of the outcomes of this meeting were four fraudulent insurance claims for non-existent legal case "Defence of Lot 3":

<https://www.nswstratasleuth.info/SP52948-Lot-3-all-four-insurance-claims-NH201212589.pdf>

	New South Wales 1 Northcliff Street Milsons Point 2061 PO Box 507, Milsons Pt 1565 Phone: 1300 361 263 Fax: 1300 361 268 info_nsw@chu.com.au	Victoria / Tasmania Level 30, 459 Collins Street Melbourne 3000 Phone: 03 8695 4000 Fax: 03 8620 0606 Tasmania Ph: 1800 660 603 info_vic@chu.com.au	Queensland 6 Floor, 445 Upper Edward Street Spring Hill 4000 PO Box 255, Spring Hill 4004 Phone: 07 3832 4880 Fax: 07 3832 0367 info_qld@chu.com.au	Western Australia 1080 Hay Street West Perth 6005 PO Box 686, West Perth 6872 Phone: 08 9322 1722 Fax: 08 9481 8017 info_wa@chu.com.au	South Australia Ground Floor 208 Greenhill Road Eastwood 5063 Phone: 08 8394 0444 Fax: 08 8394 0445 info_sa@chu.com.au	THE SPECIALISTS IN STRATA & COMMUNITY TITLE INSURANCE
	CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070 AFS Licence No: 243261 www.chu.com.au					

Advice to payee

683467

GALLAGHER BROKING SERVICES
PO BOX 6007
NORTH SYDNEY, NSW 2060

03 SEP 2012

Any claims settlements payable to insureds have been made in accordance with the GST information provided at lodgement stage.

Description of Claim:	CTTT DEFENCE/LOT 3 ; Pol No.NNR836665 THE OWNERS -SP 52948			31/08/12
Claim Number	Incident Date	Excess	Total Amount of Cheque	
NH201212589 - 1	12/06/2012	\$ 1,000.00	\$ 367.64	

wmf



New South Wales / ACT
1 Macleay Street
Miltons Point 2051
PO Box 502, Miltons Point 1555
Phone: 1300 361 263
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info_nsw@chu.com.au

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208 Greenhill Road
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THE
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IN STRATA &
COMMUNITY
TITLE
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www.chu.com.au

Advice to payee

701965

GALLAGHER BROKING SERVICES
PO BOX 6007
NORTH SYDNEY, NSW 2060

11 DEC 2012

Any claims settlements payable to insureds have been made in accordance with the GST information provided at lodgement stage.

Description of Claim:

CIII DEFENCE LOT 3 ; Pol No.NNR836665
THE OWNERS -SP 52948

07/12/12

**Claim
Number**

NH201212589 - 2

**Incident
Date**

12/06/2012

Excess

\$ 0.00

**Total Amount
of Cheque**

\$ 12,714.65

wmr

ChQ #701965

DETACH BEFORE BANKING



New South Wales / ACT
1 Northcliff Street
Milsons Point 2061
PO Box 507, Milsons Point 1565
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Fax: 1300 361 260
info_nsw@chu.com.au

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Tasmania Pli: 1800 650 603
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Advice to payee

725330

GALLAGHER BROKING SERVICES
PO BOX 6007
NORTH SYDNEY, NSW 2060

29 APR 2013

Any claims settlements payable to insureds have been made in accordance with the GST information provided at lodgement stage.

Description of Claim: CTTT DEFENCE LOT 3 60252 ; Pol No.NNR836665
THE OWNERS -SP 52948

26/04/13

Claim Number	Incident Date	Excess	Total Amount of Cheque
NH201212589 - 3	12/06/2012	\$ 0.00	\$ 1,320.00

dpe



New South Wales / ACT
1 Northcliff Street
Milsons Point 2061
PO Box 507, Milsons Point 1565
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Fax: 1300 361 260
info_nsw@chu.com.au

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Advice to payee

732417

GALLAGHER BROKING SERVICES
PO BOX 6007
NORTH SYDNEY, NSW 2060

06 JUN 2013

Any claims settlements payable to insureds have been made in accordance with the GST information provided at lodgement stage.

Description of Claim: DEFENCE LOT 3 61223 ; Pol No.NNR836665
THE OWNERS -SP 52948

04/06/13

Claim Number	Incident Date	Excess	Total Amount of Cheque
NH201212589 - 4	12/06/2012	\$ 0.00	\$ 10,517.02

wme

6) Four years later, in March 2017, CHU Insurance forced SP52948 to pay back \$8,800.00:

<https://www.nswstratasleuth.info/SP52948-repayment-to-CHU-Insurance-23Mar2017.jpg>

From: Robert Crosbie
Sent: Thursday, 23 March 2017 2:28 PM
To: 'Duncan Stuart'
Subject: RE: to sm Re: OC 52948 re CHU refund re LDX claim ref NH201212589 [29583]

Duncan,

We advise this issue was discussed at a committee meeting held last week and the committee have approved the refund of the \$8,800 to CHU. A cheque will be processed with our creditor payments early next week.

Regards,

Robert Crosbie
Waratah Strata Management
P.O. Box 125, Eastwood NSW 2122

www.waratahstrata.com.au

Pay \$8,800
to CHU

From: Duncan Stuart
Sent: Wednesday, 11 January 2017 10:47 AM
To: simonbrikha@waratahstrata.com.au Robert Crosbie
Subject: to sm Re: OC 52948 re CHU refund re LDX claim ref NH201212589 [29583]

Dear Simon,

I have called and left a message for you. In the meantime an email.

As you will recall CHU is chasing repayment of \$8,800 refund from an LDX claim. Details are set out in my email below.

I was wondering how things were progressing and in particular whether the obligation to repay the monies had actually been brought to the OC's attention.

I was told last week that the OC had moved to Waratah Strata so I should chase that company up. I did and have now been told that the OC is still with you until the end of January.

Could you please advise me as to the status of the matter.

Thanks.

Regards,

Duncan Stuart
Executive Lawyer
McCulloch & Buggy Lawyers

7) Similar fraud applied to another committee meeting, scheduled for 26 April 2013 but allegedly completed seven days earlier on 19 April 2013 (time-warped meeting).

Meeting Details	Calculation of delivery
Notice of paper strata committee meeting held on 19 April 2013	15 April 2013, Day of Notice, postage date not included 16 April 2013, First Working Day 17 April 2013, Second Working Day 18 April 2013, Third Working Day Working Days and 72 Hours Notice Period missing! 19 April 2013, Real Date of Meeting, not counted 20 April 2013 21 April 2013 22 April 2013 23 April 2013 24 April 2013 25 April 2013 26 April 2013, Official Scheduled Date of meeting

<https://www.nswstratasleuth.info/SP52948-BCS-Strata-Management-Ran-Timewarped-EC-Meeting-to-Hinder-CTTT-Investigations-19Apr2013.pdf>

8) After third Hearing in CTTT case SCS 12/326757, which Solicitor Adrian Mueller attended without evidence of his legal engagement on behalf of SP52948, he sent a secret email to then-Chairperson of the committee Bruce Copland and BCS Strata Management, asking to organise an urgent committee meeting because he was ordered to provide SIGNED VERSION OF HIS STANDARD COSTS AGREEMENT by 19 April 2013:

Secret email from Solicitor to BCS Strata Management and EC Chairperson suggesting signed Standard Costs Agreement nine months after the event on 15 April 2013 (straight after the CTTT hearing)

From: Adrian Mueller [<mailto:AdrianMueller@muellers.com.au>]
Sent: Monday, April 15, 2013 6:12 PM
To: peterb@bcms.com.au; Bruce Copland; paul.banoob@picaust.com.au
Subject: Re: SP52948 - CTTT Appeal (22012)
Importance: High

Dear All,

I **attach** letter reporting on today's CTTT hearing.

I need you to immediately do the following:

1. Confirm when Raine & Horne Strata Sydney received my letter dated 2 July 2012 advising that Mr Baljevic had lodged an appeal against the adjudicator's decision.
2. Provide me with complete copies of the notice and minutes of the executive committee meetings held on 9 July 2012 and the next meeting held in August 2012.
3. Confirm that Gary Webb signed my costs agreement on 25 July 2012 on behalf of the owners corporation.
4. Convene another executive committee meeting to be held by this Friday, 19 April 2013 and to place on the agenda for and, if thought fit, pass the motions which appear towards the end of my attached letter (those motions may require amendment - you should consult with me before sending the meeting notice).

Regards
Adrian Mueller
Solicitor

9) Committee meeting was urgently organised for 26 April 2013:

Subject: Paper Committee Meeting to be held on 26th April 2013

From: Bruce Copland <bcopland@toga.com.au>

Date: 16/4/13, 9:38 pm

To: "WARD, John" <jward@doh.health.nsw.gov.au>, "zellev@iprimus.com.au" <zellev@iprimus.com.au>, "esaulits@alwaysonline.net.au" <esaulits@alwaysonline.net.au>, "jeffrey@adifferentcorner.com" <jeffrey@adifferentcorner.com>, "mcdonald151@bigpond.com" <mcdonald151@bigpond.com>, "hirsch25@gmail.com" <hirsch25@gmail.com>, "pogo@ozemail.com.au" <pogo@ozemail.com.au>

CC: "Peter Bone (PeterB@bcms.com.au)" <PeterB@bcms.com.au>

Dear All,

Please sign and date your voting paper as soon as possible. Despite the proposed date of the meeting we must have a clear majority as soon as possible to allow Adrian Mueller to rebut the allegations that he was never appointed to represent us at CTTT.

Please also not in whichever way that you wish that the decision in the minutes of the last paper meeting was defeating a motion to have someone represent us at a MEDIATION at DOFT and not a hearing at CTTT. This is a confusion caused by Peter mixing up the two issues in the notice.

I have attached a copy of my voting paper for your information and for Peter to record my vote.

Bruce

From: WARD, John [<mailto:jward@doh.health.nsw.gov.au>]
Sent: Tuesday, 16 April 2013 4:43 PM
To: WARD, John; Bruce Copland; 'zellev@iprimus.com.au'; 'esaulits@alwaysonline.net.au'; 'jeffrey@adifferentcorner.com'; 'mcdonald151@bigpond.com'; 'hirsch25@gmail.com'; 'pogo@ozemail.com.au'
Subject:

Hi all,

Bruce has requested that I send this out to all to assist you with the voting papers sent out today by the strata manager.

Please assist by returning your voting papers ASAP to the Strata Manager to help the Solicitor progress this matter appropriately.

Any questions please contact me.

10) Applicant's document contains irrefutable evidence of six versions for Solicitor Adrian Mueller's Standard Costs Agreement, where, in the final version, he coerced strata manager to forge the signature on his contract and backdate it:

<https://www.nswstratasleuth.info/NCAT-2024-00454780-001-remove-committee-member-Stan-Pogorelsky-SSMA-2015-Sec238-part-1-public.pdf>

- 28 August 2012
Solicitor Adrian Mueller's Standard Costs Agreement: BCS Strata Management insurance claim submitted for alleged "Defence of SP52948 Lot 3" and losses dated 8 August 2012, without Solicitor Adrian Mueller's Standard Costs Agreement signed by SP52948 authorisation. Solicitor Adrian Mueller never provided this document to CTTT and District Court
- 17 October 2012
Solicitor Adrian Mueller attended CTTT Hearing without evidence of his Standard Costs Agreement signed by SP52948 authorisation. Solicitor brought no evidence and even lied to the Tribunal by stating that Lot 3 could not attend it because they were allegedly overseas. The same evening was SP52948 Annual General Meeting and Lot 3 was physically present. Lot 158 sent a facsimile to CTTT complaining about Solicitor's lies.
- 29 January 2013
Solicitor Adrian Mueller personally presented to CTTT his Standard Costs Agreement without SP52948 authorised signature.
- 15 April 2013
At CTTT hearing, Lot 158 questioned legal right for Solicitor Adrian Mueller to represent SP52948, noting that his Standard Costs Agreement provided to CTTT on 29 January 2013 did not have signature on behalf of owners corporation and that minutes of committee meeting dated 28 March 2013 did not approve Solicitor's engagement.

Solicitor Adrian Mueller then asked for break to speak to strata manager Mr. Peter Bone and when he came back about 15 minutes later, provided statement to Tribunal to the effect of:

*"What I wish to do is... continue with the Hearing today on proviso that I am able to tender some evidence on this issue. Evidence which I've only discovered... Material...
There's two documents: Second document is email from the Strata manager to me on 6th of August 2012 returning the signed copy of my costs agreement... and the costs agreement... signed by the strata manager on behalf of the owners corporation...
And I apply... to... tender of these documents today on the basis that I've only been informed of the challenge..."*

What Solicitor failed to disclose to all parties was a secret email sent to SP52948 Chairperson Mr. Bruce Copland and BCS Strata Management coercing them to provide confirmation that strata manager Mr. Garry Webb signed his Standard Costs Agreement on 25 July 2012, and suggesting to organise urgent committee meeting to approve Motions that Solicitor personally prepared. Agenda for committee meeting scheduled for 26 April 2013 was then time-warped to happen on 19 April 2013 (a week before its schedule):

- 19 April 2013
Solicitor Adrian Mueller and strata Manager Mr. Peter Bone submitted Solicitor's Standard Costs Agreement with SP52948 authorised signature Standard Costs Agreement (by strata manager Mr. Gary Webb) allegedly dated 25 July 2012; Solicitor Adrian Mueller prepared full Statutory Declaration for Mr. Peter Bone and was personally responsible for its contents.
- 13 June 2017
Solicitor's Standard Costs Agreement with SP52948 authorised signature Standard Costs Agreement allegedly signed by strata manager Mr. Paul Banoob on 17 July 2012; this document was deliberately hidden by Solicitor Adrian Mueller and never provided to CTTT and District Court; Lot 158 found this file during document search at Waratah Strata Management five years later on 13 June 2017.

11) BCS Strata Management, Waratah Strata Management, Solicitor Adrian Mueller, Bannermans Lawyers, and Mr. Stan Pogorelsky had many opportunities to refute these statements and evidence, and they failed to do so:

https://www.nswstratasleuth.info/Brief-evidence-of-Solicitor-Adrian-Mueller-involvement-in-fraudulent-activities-in-CTTT-case-SCS-12_32675.pdf

<https://www.nswstratasleuth.info/SP52948-strata-manager-Peter-Bone-Statutory-Declaration-for-CTTT-case-12-32675-fully-prepared-by-Solicitor-Adrian-Mueller-and-signed-on-19Apr2013.pdf>

<https://www.nswstratasleuth.info/Affidavit-by-BCS-Strata-Management-Peter-Bone-represented-by-Solicitor-Adrian-Mueller-to-District-Court-case-2013-360456-31Jan2014.pdf>

<https://www.nswstratasleuth.info/District-Court-case-13-360456-Lot-158-Affidavit-ignored-by-Solicitor-Adrian-Mueller-4Feb2014.pdf>

<https://www.nswstratasleuth.info/SP52948-statutory-declaration-for-NCAT-case-20-33352-which-Waratah-Strata-Management-refused-to-provide-to-owners-Aug2020.pdf>

12) 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.