

**SP52948 – examples of how BCS Strata Management selectively diallowed proxyvotes based on who the owner was and who the proxy vote was give to.**

## AGM 2012

BCS Strata Management rejected proxy votes given to owner who worked very hard to prevent mismanagement of the complex and questioned lack of duty of care and transparency exhibited by BCS Strata Management. BCS went as low as disallowing owner who was \$0.10 (10 cents) in arrears on levy payments:

Strata Plan 52948 - AGM 23rd October 2013 - Proxies

	Lot No.	Lot owner	Appointed Proxy	Financial	Amount Outstanding
17	98		D B	No	\$0.10
18	102		D B	Yes	
19	107		the Chairperson	Yes	
20	111		D B	No	\$5.40

“Much larger” amount owing in levies was accepted as valid at the meeting for owner attending in person:

DEBTORS AGED TRIAL BALANCE FOR 1-15 FONTENROY ROAD 52948							
POSITION AS AT, 16/10/2012							
				Manager: PETER BONE			
Owner Name	Lot	Oct-12	Sep-12	Aug-12	Jul-12+	Interest	Total Due
R & M & G KAHRAMANIAN	30	0.00	0.00	0.00	0.00	5.00	5.00

MINUTES OF THE ANNUAL GENERAL MEETING  
OF STRATA SCHEME NO. 52948, 1-15 FONTENROY ROAD MACQUARIE PARK  
HELD IN MEDINA APARTMENTS, 1-12 BUSACO ROAD MARSFIELD  
ON 17<sup>TH</sup> OCTOBER 2012 AT 7.30PM.

PRESENT:

G & M Kahramanian,

## AGM 2013

The same BCS Strata Management counted proxy votes of owners who were several dollars in arrears of levy payments but given to EC member who was vocal supporter of BCS since 1999:

Strata Plan 52948							
Proxies received for AGM 17th October 2012 (status as at 4:50pm Tuesday 16th October 2012)							
d:\documents and settings\peter bone\local settings\temporary internet files\content.outlook			Validity	Path	Gatehouse		
Unit No.	Owner's Name	Proxy Nominee	Meetings	Months	13	15	Financial Check
160 ✓	Chairman	1	BC	BC	2.30		Outstanding amount negligible
195 ✓	Chairman	12	BC	BC	1.46		Outstanding amount negligible
203 ✓		1	BC	BC	3.01		Outstanding amount negligible

## **AGM 2014**

A long-service EC member who almost never attends EC and general meetings but was/is vocal supporter of BCS Strata Management. This owner was in arrears with levies and received a stern warning by Strata Manager on 20 October 2014. The amount owing was \$1,450.40.

According to audited debtor financial status ending on 31 August 2014, this owner was \$1,384.03 in arrears with levies for Lot 218 and \$1,230.24 in arrears for Lot 34.

My request to view the levy payments as per SSMA 1996 S108 was refused by BCS by providing access to computer system without files in it.

Not only there was no proof that this EC member was financial at the time of AGM on 26 November 2014, but he was “voted” to continue to serve as member of the Executive Committee.

In spite of my persistent requests for document search, I was not allowed by BCS Strata Management to view paperwork for preparation of general meetings in other years.

BCS Strata Management also refused to provide full audited details of who was financial in accordance with Strata Act in any financial year.