

Subject: Re: Incident at Macquarie Garden 11 June 2017
From: SP52948 Lot 158 owner
Date: 11/6/17, 18:54
To: Steve Carbone
CC: Robert Crosbie <Robert@waratahstrata.com.au>

Hi Steve,

There was no incident and I have evidence. You are making it up.

No privacy of owners was disturbed. Please refrain from unsubstantiated statements. And do not try to make up stories about it.

Your cleaner Steve tried it several times in previous years and I shut him down with evidence. In fact, when I showed him what he should do, he ignored it. On one occasion, it took more than a month to replace failing LED for fire safety on level 2 in my building. Maybe he thought it was funny to keep lights off!?

Two ladies who rent in Block D approached me with concerns about photos. I showed it to them and they had perfect proof that only externals of the buildings and gardens were of my interest. They had absolutely no complaints about my actions.

The photos will be published tonight. They deserve to be seen as proof of quality of services we get for years.

The latest photos show horrible state of the garden beds, rust protruding (like in the pool area), and internal side of the louvres completely rusting in many areas. The tenants that called you were certainly shocked by what they saw on buildings and gardens.

I should not need to take pictures how the complex looks. It is your job, in your contract. I mentioned it to you in blunt words when we met with Robert Crosbie in early March 2017. You decline to act in accordance with the contract in spite of my repeated warnings and pleas. Check Sections 14.1(a) and 15.2 of the contract. I have evidence that I asked you to do it. EC members were asked to enforce compliance with the contract too.

Or, coverage on site between 5pm and 5am seven days a week (Schedule 3, Section 3). Just last week I proved that locksmith was unattended on Saturday and nobody from your staff was in the complex.

This is not the first time to see site unattended between 3pm and 5pm too.

These are just some of the tasks that you are paid for and failing to deliver. I deliberately mentioned that you were directly responsible for roof membrane quotes without tenders as it is a fact that you did not deny (and cannot). There are many more items that you are now FORCED to fix, thanks to me. Not EC or strata agency, but me. Let's give credit to me when it is due.

I also took evidence that fire door 2 is certainly not closing automatically and still jams. Just two months ago, you claimed all were "certified" as good.

I do not worry about my statements because they are factual and evidence is there. You either know very little about assaults on my wife and threats against me or chose not to know.

I am glad to see that your cleaner Steve attended work since the "incident". That is very good and shows no threat comes from me as long as he does what he is paid for only. The rest is in my hands and the Police.

Waratah Strata website is not operational. No owner can log in for the last several days.

As I said, EC members and some of your staff, including you (you certainly have some very honest people), are fully aware that my wife has serious health issues due to two mild strokes. Any deliberate stress (like following her, coming too close to her, snooping on her car when washing it), can kill her. Anybody doing it on purpose is guilty of premeditated kill attempt. This is not a joke. Repeat: NOT A JOKE.

Now, I will share little piece of information what others think of you. This is an illustration of your behaviour. When my wife had serious health incident several months ago, you did not have decency to open gate for the ambulance car. You sat at your desk and watched ambulance officers carry my wife on a stretcher down the stairs. I rushed from work to see my wife at the hospital and the first thing two ambulance officers asked me was who had employed such ignorant and unhelpful building manager who saw what was happening but decided not to offer help. I replied that Mr. Carbone was a perfect example of people who had given him a job.

And that is just a small incident of many that my wife and I have experienced. By the way, I know that Lot 88 (Mrs. Mariana) hired Steve for work elsewhere. That is an undeclared conflict of interest. And lot 88 has second gas connection too. Whether she uses it, that is something for you to check.

In fact, there are number of lot owners your inspection failed to find in regards to second gas connection. They were charged levies in the past (although, apart from me, no other owner had information about it).

If you want to have an honest talk, without hidden agendas, I am certainly available. We have business relationship and I PAY for your work. The solution is very simple. No games please as I have no time for them.

Regards,

On 11/06/17 17:29, scarbone304@optusnet.com.au wrote:

On Sunday, 11th June, Uniqueco received a phone call from a resident who was concerned regarding certain activities been carried out by yourself.

There is a privacy issue when a person is caught taking photos of other residents or their private homes. This is of serious concern as one's privacy is to be respected at all times.

When confronted regarding the taking of photos, words were exchanged. Of particular concern was the mention of Steven Carbone's character. Discussion of his character and in particular accusing him of corruption is cause for defamation of character. When this occurs it is at the discretion of the individual to take matters further.

As you are aware, we pride our business reputation and been accused of corruption, goes against our moral qualities, work ethics and principles. It is with great disappointment that we received a phone call from a resident regarding your conversation. You can see the work been carried out onsite and instead of appreciating the effort and dedication of our workers you seem to hinder their efforts.

Another point of conversation was the two assaults to your wife. To our knowledge and understanding, the only incident on record is the assault to our worker by yourself, with your wife present. This matter is currently been investigated and not a topic of discussion. We are not aware, or have been officially informed of any assault on your wife.

It is very disappointing to hear that the pride we take with our work been discussed with such untruths.

Regards,

Sandra Carbone
Admin
Uniqueco Property Services
