

Strata Plan SP52948 committee meeting dated 10 February 2022, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), Schedule 2, Section 4 (1) and (2), and section 7, and Interpretation Act 1987 (NSW).

Agenda was created on 7 February 2022 and scheduled for 10 February 2022. Excluding date of creation, meeting date, and weekend, ONLY two days were allowed for delivery of notice to all owners. As per Strata Roll dated 31 January 2017, more than 32% of owners had requested postal delivery of notices – that figure is hidden from owners by Waratah Strata Management in subsequent years.



Waratah Strata Management
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NOTICE OF AN STRATA COMMITTEE MEETING
THE OWNERS - **STRATA PLAN 52948**

ADDRESS OF THE STRATA SCHEME:

1-15 FONTENOY ROAD, MACQUARIE PARK, NSW, 2113

DATE, PLACE & TIME OF MEETING: An Strata Committee Meeting of The Owners - Strata Plan 52948 will be held on **Thursday, 10 February 2022 at**. The meeting will commence at .

This meeting is being held in accordance with Schedule 2 Sec 9(2) of the Strata Schemes Management Act 2015. It is not necessary for you to attend this meeting in person. Please complete and return the attached written voting form prior to the meeting.

The Agenda for the Meeting is:

MOTIONS:

- 1 MINUTES**
That the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.
- 2 FINANCIAL REPORT**
That the financial reports for the current financial year be tabled and discussed.
- 3 GIGACOMM PROPOSAL**
That the proposal for installation of internet service equipment supplied by Gigacomm be tabled and discussed and a decision made to hold a general meeting for the decision of the owners corporation
[Explanatory Note: All proposal information and correspondence to date is attached below.]
- 4 CORE ENGINEERING FIRE AUDIT**
That the fire audit report provided by Core Engineering be tabled and discussed.
- 5 ELECTRIC VEHICLE CHARGING SOLUTIONS**
To discuss implementing a plan to accommodate electric vehicle charging in the future. Progress update on site inspection with Smart EV.
- 6 GENERAL BUSINESS**
That any general business items be raised and discussed.

Extract from alleged meeting:

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Minutes for the Strata Committee Meeting
Macquarie Gardens Plan No 52948
1-15 Fontenoy Road, Macquarie Park, NSW, 2113

Meeting Date	10 Feb 2022
Date Notices Sent	07 Feb 2022
Due by Date	10 Feb 2022
Additional Attendees	Thomas Karolewski (21) Maureen McDonald (151) Elana Sacks (168) Heath Crosbie – Waratah Strata Management
Committee Members	Marianna Paltikian (88) Andrew Ip (133) Genelle Godbee (142) Ramesh Desai (159) Kathryn Cutler (170) John Gore (200) Jeffrey Wang (218)

6 GENERAL BUSINESS

The following general business items were discussed:

- **ENERGY CONTRACTS:** Energy contracts will be placed out for tender to source any services offered at more competitive rates.
- **Lot 162:** Lot 162 has requested a copy of the caretakers contract, the strata manager will provide the owner with this document.
- **LOT 158:** It was discussed that lot 158 has communicated with members of the strata committee. The correspondence has been ignored by all receiving members as per Special By-Law 11 - Unreasonable Communications.
- **RENOVATION LOT 168:** The application for renovation provided by lot 168 has been approved.

7 NEXT COMMITTEE MEETING

The Strata Manager will arrange a video conference with Core Engineering and hold the next committee meeting on mutually convenient date.