

Strata Plan SP52948 committee meeting dated 12 March 2020, 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 March 2020 and scheduled for 12 March 2020. Excluding date of creation, meeting date, and weekend, ONLY four 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 A STRATA COMMITTEE MEETING  
THE OWNERS - STRATA PLAN 52948**

**ADDRESS OF THE STRATA SCHEME:**

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

**DATE, PLACE & TIME OF MEETING:** A meeting of the Strata Committee of The Owners - Strata Plan 52948 will be held on 12/03/2020 at the offices of Waratah Strata Management, Suite 200, 160 Rowe Street, Eastwood. The meeting will commence at 04:00 PM.

**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:

**1 MINUTES**

That the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.

**2 MEDIATION**

That the Strata Committee - Strata Plan 52948 resolves to accept the invitation to mediate at the Office of Fair Trading on 16 April 2020, as the respondent, in relation to various items raised by the applicant, [redacted] of Lot 158 (NSW Fair Trading mediation file no: 00351498).

I ....., of The Owners - Strata Plan. 52948, vote as follows to the Strata Committee meeting to be held on 12 March 2020;

Motion1:                      In favour                      Against

Motion 2:                      In favour                      Against

Signature: ..... dated: .....

Paper committee meeting was scheduled for 12 March 2020 at 16:00 hours but actual meeting happened five days later, without any updated given to owners, on 17 March 2020 at 09:00 hours (time-warped event):

MINUTES OF A STRATA COMMITTEE MEETING  
THE OWNERS - STRATA PLAN 52948

ADDRESS OF THE STRATA SCHEME:

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW

2113

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 was held on 17/03/2020 at the offices of Waratah Strata Management, Suite 200, 160 Rowe Street, Eastwood. The meeting commenced at 09:00AM.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
21	21	Yes	Thomas Karolewski
88	88	Yes	Marianna Paltikian
112	112	Yes	Carlos Fornieles Montoya
200	200	Yes	John Gore
142	142	Yes	Genelle Godbee
147	147	Yes	Moses Levitt
181	181	Yes	Stan Pogorelsky
218	218	Yes	Jeffrey Wang
133	133	Yes	Andrew Ip

IN ATTENDANCE: Frank Tallaridi

CHAIRPERSON (acting): Frank Tallaridi

Minutes of the meeting:

**1 MINUTES**

Resolved that the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.

**2 MEDIATION**

NOT RESOLVED that the Strata Committee - Strata Plan 52948 accept the invitation to mediate at the Office of Fair Trading on 16 April 2020, as the respondent, in relation to various items raised by the applicant, Mr Thomas of Lot 158 (NSW Fair Trading mediation file no: 00351498).

**Voting - 0 - in favour 9 - Against (Motion defeated)**

CLOSURE: There being no further business, the chairperson declared the meeting closed at 09:30 AM.

Owners corporation declined to attend free-of-costs mediation in Fair Trading NSW case 00351498 on 17 March 2020, without providing owners with details of the case, or giving owners copy of the mediation request.

Three committee members (out of nine), who voted against free mediation, were unfinancial to vote or be on the committee due to unpaid levies.

On 25 March 2020, Lot 158 sent the following email to Waratah Strata Management, which was never tabled in minutes of any meeting or shared with owners. The Subject line of the email was:

“SUMMARY: Waratah Strata Management refusal to notify owners about critical issues including Fair Trading Mediation and expired contract with Waratah Strata Management”.