

Strata Plan SP52948 committee meeting dated 20 July 2017, 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 13 July 2017 and scheduled for 20 July 2017. 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.



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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 20-Jul-17 at the offices of Waratah Strata Management, Suite 200, 160 Rowe Street, Eastwood. The meeting will commence at 06:00 PM.

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 FINANCIAL REPORT**
That the financial reports for the current financial year be tabled and discussed.
- 3 MATTERS ARISING FROM PREVIOUS MINUTES**
 - Painting Contract
 - Parking
 - Window Safety Devices
 - Telecommunications Equipment
 - Correspondence
- 4 LIFT CONTRACT AND MAINTENANCE**
That the lift maintenance contract provided by Liftronic be tabled and the strata manager be authorised to sign the contract on behalf of the Owners Corporation after any amendments recommended by Thomson Elevators.

That the current status of the lift maintenance work required to be carried out by ThyssenKrupp Elevators be discussed and a decision made as to whether any further action is required.
- 5 GAS CHARGES**
That the historical charges to lot owners for additional gas points be discussed and a decision made as to whether any action is required to be taken.
- 6 GENERAL BUSINESS**
That any general business items be raised and discussed.
- 7 NEXT MEETING**
That the date time and location of the next Strata Committee meeting be decided.

Date of this notice: 13 July 2017
