

Strata Plan SP52948 committee meeting dated 29 September 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 26 September 2022 and scheduled for 29 September 2022. Excluding date of creation and meeting date, 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  
ABN 75 163 033 745  
PO Box 125, Eastwood, NSW 2122  
Ph (02) 9114 9599  
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www.waratahstrata.com.au

**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 29/09/2022 via Zoom Video Conference. The meeting will commence at 06:00 PM.

Topic: SP 52948 Strata Committee Meeting  
Time: Sep 29, 2022 06:00 PM Canberra, Melbourne, Sydney

Join Zoom Meeting  
<https://us06web.zoom.us/j/83332420848?pwd=UUUVoK2JRZkRtWDc0MWkza3YyaHE1dz09>

Meeting ID: 833 3242 0848  
Passcode: 724737  
One tap mobile  
+61280156011,,83332420848# Australia

Dial by your location  
+61 2 8015 6011 Australia  
Meeting ID: 833 3242 0848  
Find your local number: <https://us06web.zoom.us/u/kdliNdCasM>

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 FIRE AUDIT**  
That the attached proposed timeline supplied by CORE Engineering be discussed and a decision made to appoint a consultant.
- 4 GENERAL BUSINESS**  
That any general business items be raised and discussed.
- 5 ELECTRIC VEHICLE SOLUTIONS**  
That further discussion be held on supplying charging solutions for electric vehicles.
- 6 AGM DATE**  
That the date time and location of the next Annual General meeting be decided.

Date of this notice: 26 September 2022

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In the notice, financial status was presented as per 31 August 2022:



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**Balance Sheet**  
**As at 31/08/2022**

| Strata Plan 52948                        | Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113 |                       |
|--|--|-----------------------|
|  | Current period   | Previous year         |
| <b>Owners' funds</b>                     |  |                       |
| <b>Administrative Fund</b>               |  |                       |
| Operating Surplus/Deficit--Admin         | (42,408.74)  | (121,230.00)          |
| Owners Equity--Admin                     | 110,558.69   | 231,788.69            |
|  | 68,149.95  | 110,558.69            |
| <b>Capital Works Fund</b>                |  |                       |
| Operating Surplus/Deficit--Capital Works | 262,254.98   | 334,670.12            |
| Owners Equity--Capital Works             | 1,034,494.18   | 699,824.06            |
|  | 1,296,749.16   | 1,034,494.18          |
| <b>Net owners' funds</b>                 | <b>\$1,364,899.11</b>  | <b>\$1,145,052.87</b> |

... but the status on 26 September 2022 was quite different:



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**Balance Sheet**  
**As at 26/09/2022**

| Strata Plan 52948                        | Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113 |                     |
|--|--|---------------------|
|  | Current period   | Previous year       |
| <b>Owners' funds</b>                     |  |                     |
| <b>Administrative Fund</b>               |  |                     |
| Operating Surplus/Deficit--Admin         | (48,651.41)  | (151,829.95)        |
| Owners Equity--Admin                     | 110,558.69   | 110,558.69          |
|  | 61,907.28  | (41,271.26)         |
| <b>Capital Works Fund</b>                |  |                     |
| Operating Surplus/Deficit--Capital Works | (2,446.60)   | (9,240.57)          |
| Owners Equity--Capital Works             | 1,034,494.18   | 1,034,494.18        |
|  | 1,032,047.58   | 1,025,253.61        |
| <b>Net owners' funds</b>                 | <b>\$1,093,954.86</b>  | <b>\$983,982.35</b> |