

Strata Plan SP52948 committee meeting dated 7 September 2023, 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 1 September 2023 and scheduled for 7 September 2023. Excluding date of creation, meeting date, and the weekend, only three 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. Agenda was sent to Lot 158 and did not arrive on time. Open and repetitive discrimination by Waratah Strata Management, with Mr. Robert Crosbie acting as ringleader.

Agenda was not detailed:



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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 7/09/2023 via Zoom Video/Audio Conference. The meeting will commence at 06:00 PM.

NOTE: We have arranged for this meeting to be conducted by Zoom video or telephone conference. Following are the connection details to access the meeting by video (for those owners with video and audio on their computer) or by telephone (for those owners that do not have video and audio, or no computer access).

This meeting information will also be sent by email to those owners that have provided an email address, which will allow you to use the hyperlink to directly join the meeting.

We suggest connecting to the meeting 10 minutes before the start time as you may need to download the Zoom software.

Topic: SP 52948 - Annual General Meeting
Time: Sep 7, 2023 06:00 PM Canberra, Melbourne, Sydney

Join Zoom Meeting
<https://us06web.zoom.us/j/84786652871?pwd=M3V0K2NzazV2eUhMRVNKNlJBbThmdz09>

Meeting ID: 847 8665 2871
Passcode: 464177

One tap mobile
+61280156011,,84786652871# Australia

Dial by your location
• +61 2 8015 6011 Australia

Meeting ID: 847 8665 2871

Find your local number: <https://us06web.zoom.us/j/84786652871>

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 **FIRE SAFETY UPGRADE BRIEF**
That the Fire Safety Upgrade Brief be tabled and discussed with consulting engineers and actions identified with timeline to submit a Fire Safety Upgrade Report to Council and commence required

works.

[Explanatory Note: The Fire Safety Upgrade Brief will be tabled at the meeting. Austech Consulting Engineers have accepted invitation to this meeting.]

3 FINANCIAL REPORT

That the financial reports for the current financial year be tabled and discussed.

4 BUILDING MANAGEMENT FEE PROPOSAL

That the fee proposal submitted by Uniqueco Pty Ltd for building management pricing for 2024, 2025 & 2026 be tabled and discussed.

[Explanatory Note: The fee proposal will be tabled at the meeting and reviewed by the Strata Committee before being put to the Annual General meeting.]

5 GENERAL BUSINESS

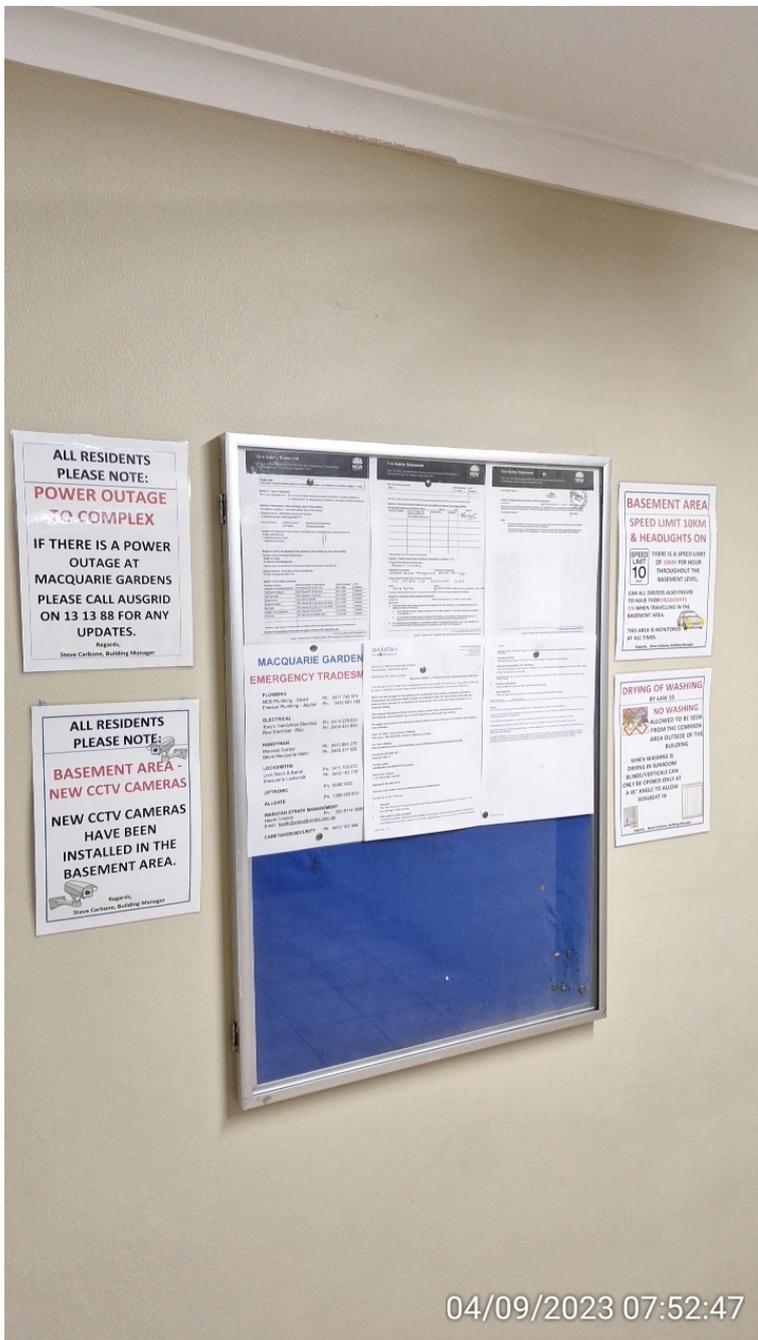
That any general business items be raised and discussed.

6 NEXT MEETING

That the date time and location of the Annual General Meeting be decided.

Date of this notice: 01 September 2023

Notice boards were updated on early 4 September 2023:



PDF metadata showed notice was created on 1 September 2023 at 15:27 hours:

Producer: ITextSharp™ 5.4.3 ©2000-2013 1T3XT BVBA (AGPL-version)
Created: Fri 01 Sep 2023 15:25:27
Modified: Fri 01 Sep 2023 15:25:27
Format: PDF-1.4
Number of Pages: 2
Optimised: No
Security: No
Paper Size: A4, Portrait (210 × 297 mm)
Contains Javascript: No
Size: 159.7 kB

Waratah Strata Management website did not contain schedule for the meeting even on 7 September 2023:

www.lookatmystrata.com.au/187035/home



... Mail. Done. Rig... Survey assessl... Read Barcodes... Strata annual r...



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Property Details

Strata Plan 52948
Plan #: 52948

Macquarie Gardens
1 -15 Fontenoy Road
Macquarie Park NSW 2113

Financial Details

Paid to: 31/10/2023

Last Receipt: 11/08/2023

Amount: \$1,492.90

Receipt #: 6796

Maintenance

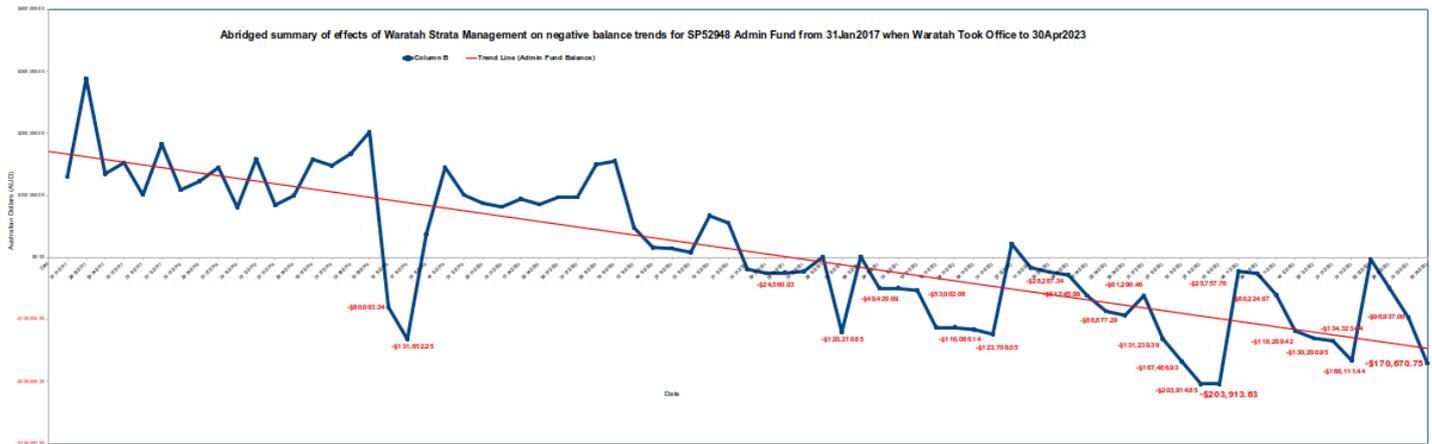
Open work orders 15

Open quotes 0

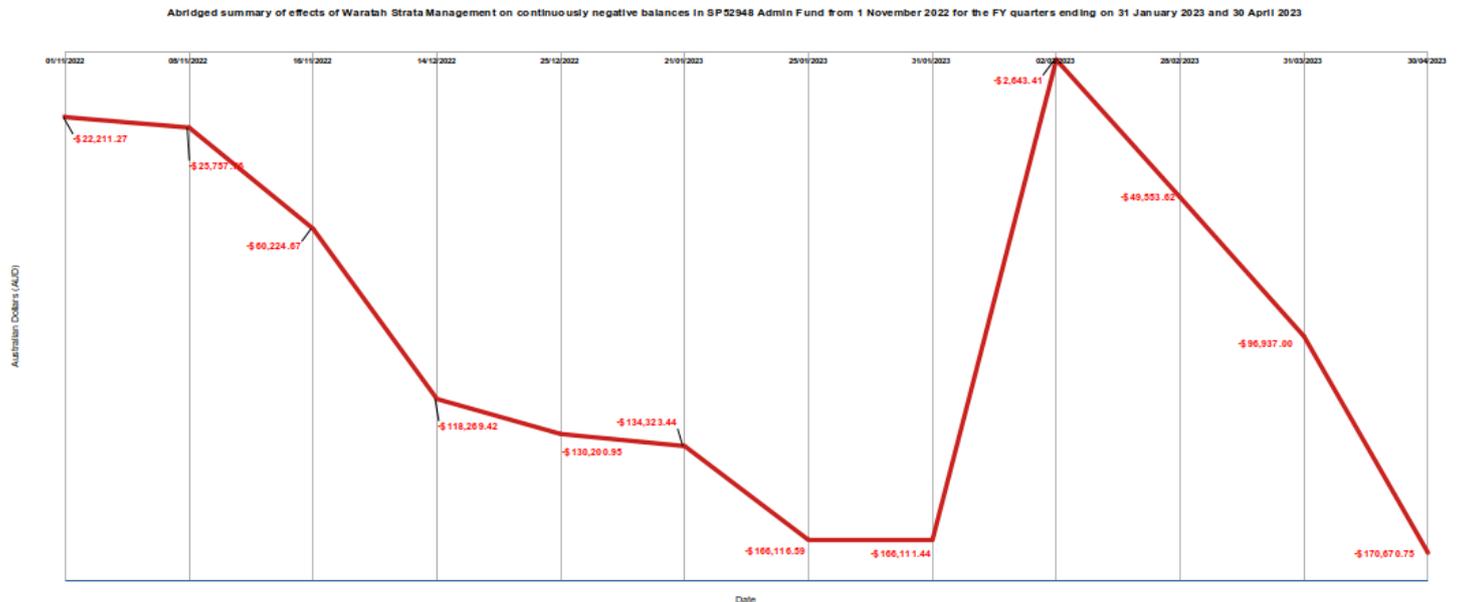
Scheduled Meetings

There are no scheduled meetings for this plan

Owners and investors did not receive any information about balances in Admin and Capital Works Funds with negative trend in Admin Fund since 1 February 2017 when Waratah Strata Management took office to 30 April 2023:

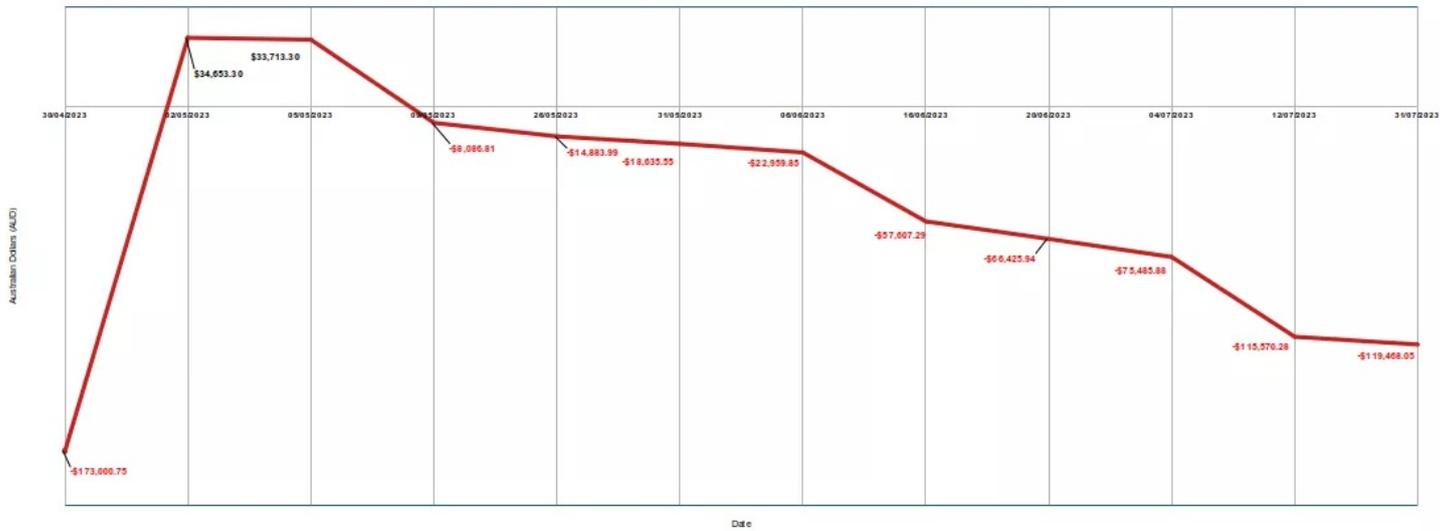


For first time in history of strata complex SP52948, thanks to Waratah Strata Management, Admin Fund had continuous negative balance in whole two FY quarters (1 November 2022 to 30 April 2023):



For first time in history of strata complex SP52948, thanks to Waratah Strata Management, Admin Fund had almost continuous negative balance in third FY 2023 quarter (1 May 2023 to 31 July 2023):

Abridged summary of effects of Waratah Strata Management on mostly continuously negative balances in SP52948 Admin Fund from 1 May 2023 to 31 July 2023 for the third FY 2023 quarter



Thanks to Waratah Strata Management, SP52948 Admin Fund had almost continuous negative balance in whole FY 2023 (1 September 2022 to 31 August 2023):

Abridged summary of effects of Waratah Strata Management on mostly continuously negative balances in SP52948 Admin Fund from 1 November 2022 to 31 August 2023 (FY 2023)

