

First version of the alleged minutes of SP52948 Extraordinary General Meeting on 1 May 2025, sent to some owners on 8 May 2025, but never published on Waratah Strata Website or on six notice boards

**NOTICE OF AN ADJOURNED EXTRAORDINARY GENERAL MEETING
FOR OWNERS CORPORATION FOR MACQUARIE GARDENS PLAN NO. 52948**

ADDRESS OF STRATA SCHEME: MACQUARIE GARDENS
1-15 FONTENOY ROAD MACQUARIE PARK

DATE, PLACE & TIME OF MEETING: The meeting that was scheduled for **01 May 2025** at 10:00 AM lapsed due to Quorum Not Achieved . Notice is hereby given that the meeting of The Owners - Strata Plan No. 52948 will be held on 27 May 2025 at Online Meeting, Via Electronic Vote Only, NSW, 2000. The meeting will commence at 09:00 AM.

Date of this Notice: 08 May 2025

Second version of the alleged minutes of SP52948 Extraordinary General Meeting on 1 May 2025, first time published on Waratah Strata Management website on 2 June 2025 but "backdated" to 1 May 2025

Quorum	A quorum not achieved
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The failed EGM (declared to not satisfy the quorum) on 1 May 2025 listed 55 owners who voted (out of 218 in the complex), of which three were declared "invalid" (Lots 12, 32, and 45) (word "invalid" was given by strata manager himself).

Alleged minutes of adjourned SP52948 Extraordinary General Meeting on 27 May 2025, first time published on Waratah Strata Management website on 2 June 2025 but "backdated" to 1 May 2025

Quorum	The original general meeting scheduled on 01/05/25 did not reach a quorum. This reconvened meeting held on 27/05/25 proceeds in accordance with the Act, with quorum deemed present under Section 19(3).
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The "successful" EGM on 27 May 2025 listed 54 owners who voted (out of 218 in the complex), of which three were declared "non-financial" (Lots 12, 32, and 45) (word "non-financial" was given by strata manager himself), and one owner who allegedly voted on 1 May 2025 disappeared from status on 27 May 2025 (Lot 60).

However, the adjourned EGM was not shown that it also failed to reach quorum and the strata manager wrongly summarised in the minutes.

Section 19(3) of SSMA 2015 has nothing to do with the quorum:

"19 Other general meetings

(1) The secretary or a strata committee of an owners corporation may convene a general meeting (that is not an annual general meeting) of the owners corporation at any time.

(2) The secretary of the owners corporation, or another officer if the secretary is absent, must convene a general meeting (that is not an annual general meeting) of the owners corporation as soon as practicable, and not later than 14 days after, receiving a qualified request.

(3) A meeting may be convened on a qualified request even if the first annual general meeting has not been held.

(4) A request is a "qualified request" for the purposes of this section if it is made by one or more owners of a lot or lots in the strata scheme having a total unit entitlement of at least one-quarter of the aggregate unit entitlements."