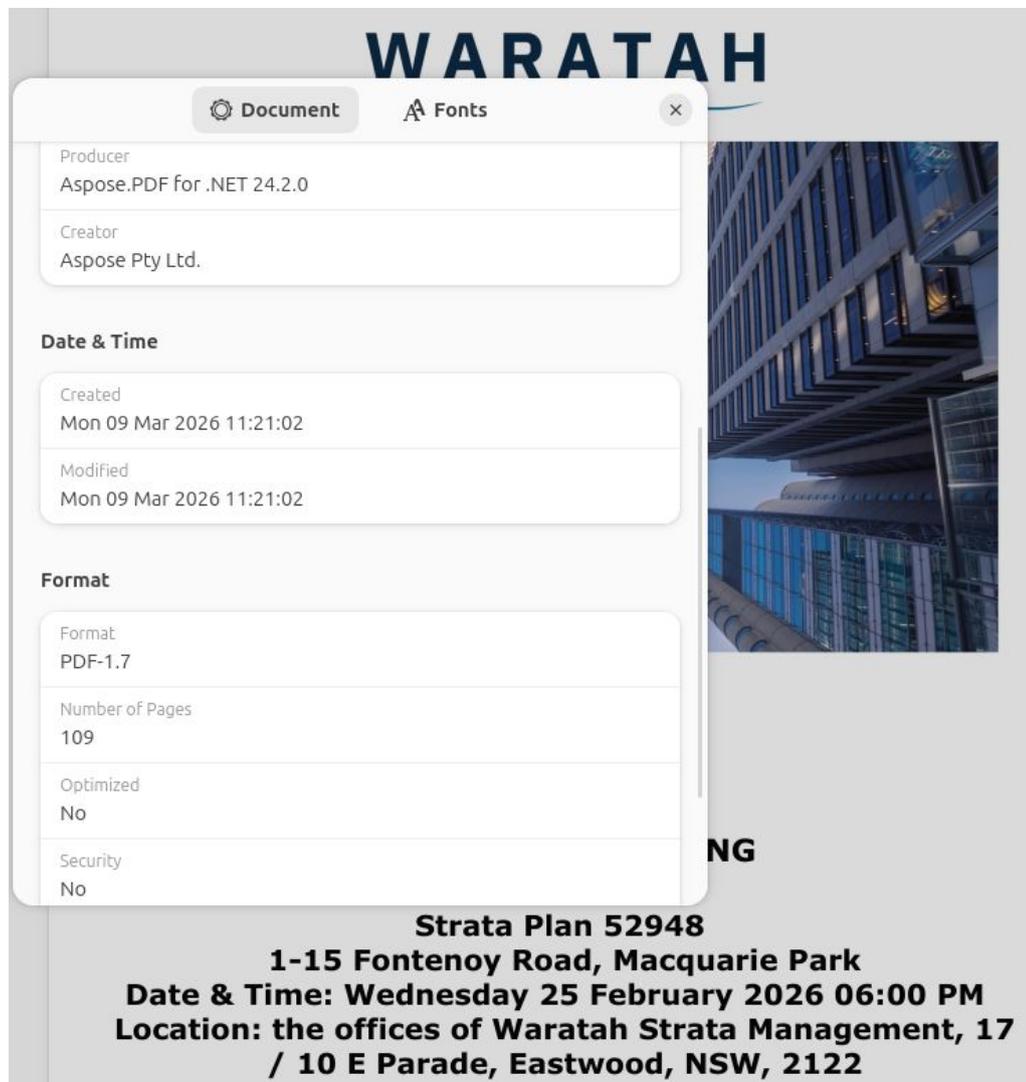


Like all meetings in 2025 and most in previous years, the first meeting in 2026 (committee meeting on 25 February 2026) was also non-compliant and based on deliberate efforts to prevent all owners from having access to full documents to make informed decisions:

<https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-organised-non-compliant-ordinary-committee-meetings-since-1Feb2017.html>

1) Agenda was not published on Waratah Strata website until 12 days after the event (electronic version was created on 9 March 2026 at 11:21 hours but backdated on website to 25 February 2026).



<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Document-folder-without-AGM-2025-agenda-or-minutes-or-agenda-for-committee-meeting-page-1-afternoon-24Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Document-folder-without-agenda-and-minutes-for-committee-meeting-page-1-afternoon-7Mar2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Document-folder-agenda-and-minutes-for-committee-meeting-page-1-afternoon-9Mar2026.pdf>

2) Agenda on notice boards did not contain full document. The document sent to Lot 158 and published on notice boards did not contain any details of electronic StrataVote link.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-notice-boards-incomplete-agenda-for-committee-meeting-19Feb2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-notice-board-incomplete-agenda-for-committee-meeting-23Feb2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-notice-board-incomplete-agenda-for-committee-meeting-23Feb2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-C-notice-board-incomplete-agenda-for-committee-meeting-23Feb2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-D-notice-board-incomplete-agenda-for-committee-meeting-23Feb2026.webp>

3) Waratah Strata website did not list this meeting on two landing pages (Home and Meetings folders) before, on, or after 25 February 2026.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Meetings-folder-no-scheduled-meeting-23Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Meetings-folder-no-scheduled-meeting-24Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Meetings-folder-no-scheduled-meeting-v2-24Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Meetings-folder-no-scheduled-meeting-25Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Meetings-folder-no-scheduled-meeting-26Feb2026.pdf>

The same “backdating trick” applied to agenda and minutes of AGM 2025 on 9 December 2025. They were published 37 days after the meeting, BUT they were never published on notice boards:

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Document-folder-first-time-published-AGM-2025-agenda-and-minutes-and-falsely-backdated-date-page-2-14Jan2026.pdf>

4) Owners like Lot 158 who received correspondence by post did not get the agenda on time for the meeting. The envelope shows the date – 20 February 2026 at 10:54 hours (Friday), which means it did not satisfy the requirements for sending it. On 28 November 2018, amendments to the Interpretation Act (section 76(1)(b)) saw the ‘postage’ time period extended from 4 business days to 7 business days. The ‘postage’ period must be calculated before applying the meeting notice period. It is based on the Interpretation Act detailed in a circular issued by Australia Post in 2016 stating 7 business days for Standard Delivery.

[NSW Strata Community perfect summary of strata meeting requirements](#)

Date of postage, weekends, and date of meeting must not be counted into delivery period:

Day/Date	Weekday	Service Calculation Event
1, 20/02/2026	Friday	Notice posted (postage date must not be counted)
2, 21/02/2026	Saturday	(weekend, not counted)
3, 22/02/2026	Sunday	(weekend, not counted)
4, 23/02/2026	Monday	First working day
5, 24/02/2026	Tuesday	Second working day
		Five postage (business) days and three notice days missing
6, 25/02/2026	Wednesday	Date of meeting (must not be counted)



5) Owners like Lot 158 who receive correspondence by post did not get the FULL agenda. Copy sent to Lot 158 had only 14 pages, whilst the agenda published on 9 March 2026 had 109 pages.

Discrimination against Lot 158 is undeniable, repetitive, and deliberate.

Lot 158 is a "thorn" for asking too many questions:

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-deliberately-incomplete-agenda-for-committee-meeting-sent-to-Lot-158-by-Waratah-Strata-Management-on-20Feb2026.pdf>

6) Agenda sent to Lot 158 and published on notice boards did not contain financial status for the complex and it was only published in belated agenda on Waratah Strata website on 9 March 2026, listing the deficit in Admin fund in amount of -\$109,850.04 (status allegedly taken on 13 February 2026).

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
Administrative Fund			
	Current period	Previous year	
	01/09/2025-31/01/2026	01/09/2024-31/01/2025	
Maint Bldg--Gym Equipment	560.00	390.00	
Maint Bldg--Hot Water Service	12,036.49	0.00	
Maint Bldg--Intercom	650.00	1,690.00	
Maint Bldg--Lift	15,902.60	3,600.00	
Maint Bldg--Lift--Maintenance Contract	0.00	6,007.13	
Maint Bldg--Lift--Registration Fees	92.00	0.00	
Maint Bldg--Light Fittings	450.00	0.00	
Maint Bldg--Locks, Keys & Card Keys	2,470.40	2,471.99	
Maint Bldg--Pest/Vermin Control	670.00	1,750.00	
Maint Bldg--Plumbing & Drainage	6,095.00	11,330.19	
Maint Bldg--Plumbing--Water & Gas	285.00	0.00	
Maint Bldg--Pumps & Water Equipment	0.00	100.00	
Maint Bldg--Roof & Gutters	2,533.64	3,700.00	
Maint Bldg--Telephone Lines	260.00	79.46	
Maint Bldg--Wall Paper	0.00	120.00	
Maint Bldg--Walls	215.00	100.00	
Maint Bldg--Walls & Ceilings	0.00	1,113.64	
Maint Grounds--Fencing--Boundary	400.00	0.00	
Maint Grounds--Gates	381.82	0.00	
Maint Grounds--Lawns & Gardening	0.00	135.00	
Maint Grounds--Paving	720.00	480.00	
Maint Grounds--Pool	748.80	1,898.91	
Maint Grounds--Pool Cleaning	636.36	0.00	
Maint Grounds--Tree Lopping/Removal	1,000.00	300.00	
Reimbursements - Gas Usage	1,038.58	2,120.32	
Reimbursements - Water Usage	2,282.38	1,764.11	
Utility--Electricity	42,880.77	37,905.90	
Utility--Gas	18,530.12	23,876.01	
Utility--Water & Sewerage	56,842.45	52,185.15	
<i>Total expenses</i>	438,747.05	507,840.51	
Surplus/Deficit	(37,277.86)	(261,880.55)	
Opening balance	(72,572.18)	(45,584.29)	
Closing balance	-\$109,850.04	-\$307,464.84	

7) Waratah Strata Management failed to disclose that the negative balance in Admin Fund was much worse on the day of committee meeting (-\$181,406.15) even after \$75,000.00 had been transferred from the 10-Year Capital Works Fund on 9 January 2026.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Income-and-Expenditure-Report-1Sep2025-to-afternoon-25Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Income-and-Expenditure-Report-with-transfer-from-Capital-Fund-1Sep2025-to-9Jan2026.pdf>