

Subject: FOLLOW-UP REQUEST SP52948 Delivery of missing files in document search by Lot 158

From: SP52948 owner

Date: 10/6/19, 7:37 am

To: Robert Crosbie, Waratah Strata Management

CC: Frank Tallaridi, Waratah Strata Management

Hi,

Based on evidence of missing files on the day of the delivery (in spite of advanced notice), the following files are requested to be sent in paper or electronic format to Lot 158 as per PAID document search on 31 May 2019:

Unredacted (unmodified) eight emails submitted in CTTT Statutory Declaration by BCS Strata Management on 19 April 2013 and District Court in February 2014

Cash Book Receipts By Receipt Date for FY 2012, 2013, 2014, 2015, 2016, 2017, 2018, and FY 2019 up to 31 May 2019

Cash Book Payments By Account Code for FY 2012, 2013, 2014, 2015, 2016, 2017, and FY 2019 up to 31 May 2019

Income Tax Returns for FY 2012, 2013, 2014, 2015, 2016

Copies of all yearly Fire Safety inspection reports for FY 2013, 2014, 2015, 2016, 2017

Copy of full audit of second gas connections for 218 lots, including who conducted it, the dates of gas disconnections with names of certified plumbers, and the date of the report

Register of items excluded from common-property

Contact details of financial auditor for FY 2017

Copies of signed audits that must have been completed before AGM in FY 2017

Copies of multiple quotes for hot water system in Block C costing above \$30,000.00 that Uniqueco Property Services obtained in 2017

Copies of explicit delegation of duties of Treasurer, Secretary, and Chairperson to strata managers at BCS Strata Management and Waratah Strata Management in any period between October 2012 and 18 October 2018

Copies of all invoices and work completed in relation to water leak damages in the complex in period 2012 to 31 May 2019

Evidence that Lot 3 and Lots 136/137 comply with Special By-Laws in regards to public liability insurance for FY 2013, 2014, 2015, 2016, 2017, 2018, and 2019

Email from Teagan Robards at BCS Strata Management to Gary Mills and Lilia Olson with the spreadsheet of charges for Lot 181 second gas connection dated 17th of July 2015 at 12:51 pm (Subject line: "RE: S & T Pogorelsky - Gas charges paid from 1998 to 2015 - Strata Plan 52948")

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All invoices for second gas connection for FY 2012, 2013, 2014, 2015, 2016, 2017, 2018, and FY 2019 up to 31 May 2019

Details of reimbursements to townhouses for private water and gas usage for FY 2012, 2013, 2014, 2015, 2016, and 2017

ThyssenKrupp Elevator service reports for 2015, 2016, 2017, and 2018

Uniquenco Property Services monthly reports for FY 2016, 2017, and 2018

Copy of current building manager contract with Uniquenco Property Service

All correspondence between Waratah Strata Management with the Police and other applicable enforcement agencies in regards to computer break-in in period 1 st of February 2019 to 31 May 2019

Copies of correspondence with owners for all By-Laws compliance issues in period October 2012 to 31 May 2019

Current Strata Roll

Current Bank Statements

Regards,

10n 27/5/19 8:46 pm, SP52948 owner wrote:

Hi,

To make the process of document search transparent, avoid misunderstandings, and prevent risks of any kind, Lot 158 provides in advance partial listing of files that should be provided on 31 May 2019 (they cover last seven years (reputable strata managers would keep records and provide access to all financial years)).

To make it clearer, enclosed herewith is an extract from email by Pica Group dated 13 February 2018 who stated that all SP52948 files had been given to Waratah Strata Management (period up to 1 February 2017).

Depending on the needs, Lot 158 will make printed copies of documents (happy to be charged for them), take photos, take audio notes on their mobile phone with careful consideration not to record any staff or visitors to Waratah Strata Management on the day, and scan documents on their own scanner.

To avoid any foul play, the copy of this email will be forwarded to the relevant agencies for safeguarding.

Regards,

Attachments:

SP52948-outcome-of-document-search-at-Waratah-Strata-Management-by-Lot-158-on-31May2019.pdf

1.9 MB