

Subject: CONFIDENTIAL UPDATE: Copland v Lot 158 - District Court
Proceedings Number 2015/349843 - Advance notice of intention to publish documents
From: SP52948 owner
Date: 24/6/20, 11:08
To: Alistair Little, tresscox.com.au, Rina Sheftalovich, tresscox.com.au

Dear Tresscox team,

This is sent in good faith, for your reference. I do not think I need to notify you as I only have legal obligation to contact District Court.

Nevertheless, I have always worked in open-minded fashion, as any decent and ethical person should do.

To be morally poor is a choice some people knowingly make.

Action

You were involved in defending Mr. Bruce Copland in my alleged defamation case District Court Proceedings Number 2015/349843. I signed it under duress (and Mr. Copland did not prove his statements were true), but that is another story, which I am not going to discuss here.

Over the last 10 years, I have been collecting data about systematic problems in strata complexes in NSW, with special emphasis on our own strata plan SP52948, where Mr. Copland acted as Chairperson of the Executive Committee between 2000 and 11 April 2016. I intend to publish a book and on internet because none of the documents I have ever found in libraries or online deal with strata problems in such details.

As an IT forensic expert, I have more than enough skills to uncover items that others cannot.

Passage of time and persistence always uncover even the darkest secrets.

As part of what I claim to be four fraudulent insurance claims for non-existent "CTTT Defence of Lot 3" in 2012/2013, false statements in BCS Strata Management Peter Bone Statutory Declaration to CTTT on 19 April 2013, and false statements in BCS Strata Management Peter Bone Affidavit to District Court on 31 January 2014 (Police Event E65804633), four versions of alleged Standard Costs Agreement by Solicitor Adrian Mueller were uncovered (he personally prepared the Statutory Declaration for Mr. Bone and caused \$851.56 in courier expenses on 19 April 2013). Attachments:

SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-16Apr2013.png

SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-19Apr2013.png

SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-28Aug2012.png

SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-29Jan2013.png

Lying in a Statutory Declaration is punishable by up to five years in prison, according to the NSW Oaths Act. Former judge Marcus Einfeld served two years in prison for knowingly making a false statement under oath and for attempting to pervert the course of justice. The case stemmed from the improbable catalyst of a false statutory declaration over a \$77.00 speeding fine.

To make things more interesting, I was a legal member of the Executive Committee in 2012/2013 financial year because two other members (Mr. Moses Levitt and Mr. Stan Pogorelsky, as shown by secret invoices in 2015 and 2016) did not pay correct levies for second gas connection not only for FY 2012 and 2013 but paid incorrect levies for many other years.

Four years later, CHU insurance forced SP52948 to repay \$8,800.00 (attachment "SP52948-repayment-of-8800-dollars-to-CHU-Insurance-for-invalid-claim-for-alleged-CTTT-defence-of-Lot-3-EC-member-Lorna-Zelenzuk-in-2012-and-2013.pdf") and Mr. Bruce Copland was made aware of it through correspondence with SP52948 strata management (I have copies of it).

With evidence I obtained, Mr. Copland was made aware of Police Event E65804633 and allegedly offered to help the Police. The best help he can offer to Police is simple (he was direct recipient of some of the emails listed below):

- Unredacted Email from Solicitor Adrian Mueller to Branch Manager Paul Banoob dated 5 July 2012 at 04:41 pm (listed in Statutory Declaration to CTTT by strata manager Peter Bone dated 19 April 2013)
- Unredacted Email from Branch Manager Paul Banoob to Strata Manager Garry Webb dated 5 July 2012 at 04:57 pm (listed in Statutory Declaration to CTTT by strata manager Peter Bone dated 19 April 2013)
- Unredacted Email to Executive Committee members from BCS Strata Management Garry Webb dated 6 July 2012 at 08:32 am (listed in Statutory Declaration to CTTT by strata manager Peter Bone dated 19 April 2013)
- Unredacted Email to Executive Committee members and two staff members at BCS Strata Management from SP52948 Chairperson dated 6 July 2012 at 12:48 pm (listed in Statutory Declaration to CTTT by strata manager Peter Bone dated 19 April 2013)
- Unredacted Email to Executive Committee members and two staff members at BCS Strata Management from SP52948 Chairperson dated 9 July 2012 at 10:18 pm (listed in Statutory Declaration to CTTT by strata manager Peter Bone dated 19 April 2013)
- Unredacted Email from Solicitor Adrian Mueller to BCS Strata Management Peter Bone dated 16 July 2012 at 6:52 pm (listed in Statutory Declaration to CTTT by strata manager Peter Bone dated 19 April 2013)
- Unredacted Email from BCS Strata Management Peter Bone to Solicitor Adrian Mueller dated 25 July 2012 at 2:13 pm (listed in Statutory Declaration to CTTT by strata manager Peter Bone dated 19 April 2013)
- Unredacted Email from BCS Strata Management Debbie Downes to Executive Committee members dated 16 April 2013 at 1:52 pm (listed in Statutory Declaration to CTTT by strata manager Peter Bone dated 19 April 2013)

Mr. Copland made personal submissions to CTTT in 2011, 2012, and 2013 (some of them enclosed herewith) and they contain many statements that, with collected evidence, can now easily be refuted and proven wrong. Among the other statements he claimed there were no special benefits to members of the committee and that he

oversaw each and every financial record.

This is just a tip of an iceberg of events related to strata mismanagement, including alleged two data losses for SP52948 (one in 2018 when Police and Waratah Strata Management appear to have lost some evidence - luckily I have copies of the USB key with around 10,000 documents, and one in 2019 in ransomware attack where someone paid Bitcoin ransom).

Impact

Over the years, my wife and I had significant financial expenses only because of me being a "dangerous whistleblower" and did not have legal skills.

On 5 September 2013, Mr. Copland even advised BCS Strata Management to make my document inspection "*as inconvenient as possible*" (attachment "SP52948-Chairperson-Bruce-Copland-instructing-BCS-Strata-Management-to-make-document-search-for-CTTT-difficult-5Sep2013.JPG").

My wife and I have also been exposed to numerous events with harassment, stalking, intimidation, and exposure to ridicule (multiple Police Events raised).

Desired Outcome

I made many attempts to reason with committee members and the service providers to provide evidence to all owners that they were not involved in any kind of mismanagement and show that my statements were not factual if such evidence exists. EC members and the service providers refused do it.

In reality, there are three conditions that, when present in varying degrees, increase the risk of fraud and need to be verified if suspicions exist (whenever we asked for files, we were either rejected access, or the files that we obtained showed proofs to be strongly concerned and worried):

- (1) the pressure to commit fraud,
- (2) the opportunity to commit fraud, and
- (3) the rationalization of committing the fraud.

As good law-abiding citizens, each person:

- has duty to provide information to inform the owners, investors, and public to make informed decisions.
- has duty to uphold the laws and prevent financial and other abuses (including even physical threats).
- has duty to enforce all people be treated equally and fairly.
- has duty speak up about injustice and protect free speech and allow everybody to be put under equal scrutiny.
- Mobile devices, and the internet, have infiltrated every aspect of our lives. Customers use online reviews to determine whether or not a product or service

deserves their money.

Competition watchdog, the ACCC, says as many as three quarters of all social media users say they read online reviews before making a purchase.

Whilst other investigations are ongoing, I believe it is in public interest to educate others and make efforts to improve strata laws in NSW (they are very weak, dubious, and easy to manipulate).

In due course of time, I intend to publish a book and/or on internet events described herewith.

District Court will be presented with my request to allow publishing of files related to Mr. Copland (some of them enclosed herewith). It goes without saying that, since free speech is not allowed in this allegedly democratic country, no personal comments will be made in the publishings - it will be up to public to form their opinions based on submitted evidence.

Sincerely,

Lot 158

Re SP52948 Drafts of special By-Laws re utilities - urgent comments if possible by tonight-Bruce-Copland-proposals-25Sep2012.msg.eml

Subject: Re: SP52948 Drafts of special By-Laws re utilities - urgent comments if possible by tonight

From: Jeffery Wang

Date: 25/9/12, 15:41

To: Mo & Zelda Levitt

CC: Bruce Copland,
Jeffery Wang, Joanne Hessink,
John Ward, Maureen McDonald, Stan Pogorelsky,
Peter Bone, Paul Banoob

Thanks Bruce,

Agree with the approach but not an expert on word smithing so will leave that to the experts.

Regards,

Jeffery Wang
Senior Account Executive
Telstra Enterprise and Government
Level 28/320 Pitt St, Sydney, NSW 2000

On 25/09/2012, at 3:17 PM, "Mo & Zelda Levitt" wrote: _____

This covers all requirements especially 11.6. To determine the retrospective date is problematical. A installation invoice may be required.

Well done

Moses Levitt

From: Bruce Copland _____

Sent: Tuesday, 25 September 2012 2:16 PM

To: Jeffery Wang; 'Joanne Hessink; _____

John Ward; Maureen McDonald; Moses Levitt; Stan Pogorelsky _____

Cc: Peter Bone; Paul Banoob _____

Subject: SP52948 Drafts of special By-Laws re utilities - urgent comments if possible by tonight

To all committee " please review and comment by this evening if at all possible

To Peter/Paul " none of this is meant to change what is currently happening " subject to committee comment on my amateur drafting I will incorporate these in

Special By-Law 11 " Control of Common Gas Supply

In addition to the powers, authorities, duties and functions conferred upon the Owners Corporation by the Act and By Laws it shall have the following additional powers, authorities duties and functions:

1. Enter a lot to inspect the common gas supply to cooking appliances.
2. Determine whether the common gas supply has been tapped for the supply to appliances other than cooking appliances.
3. Impose on the owner of those lots in which the common gas supply has been

diverted to additional non cooking appliances an annual charge equal to the reasonable estimate for usage having regard to the rated gas consumption of the appliances other than cooking appliances all such estimates to be at the absolute discretion of the Owners Corporation acting reasonably.

4. Determine that such annual charge be a levy for the purposes of enforcing the payment thereof.

5. Vary the annual charge having regard to the cost of gas imposed on the Owner Corporation.

6. Impose a retrospective levy on lots found to have tapped the common gas supply without permission from the Owners Corporation

7. Continue to bill such levy until confirmation from a licensed gas fitter is received advising that no diversion of gas supply is in existence with a lot.

An owner and/or occupier of a lot must:

8. NOT connect a gas appliance to the common gas supply without

a. First notifying the Owners Corporation of the intention to do so.

b. Using only the services of a Licensed gas fitter as approved by The Owners Corporation to carry out the installation.

c. Paying any charge when levied for the consumption of extra gas determined by the Owners Corporation.

d. Be responsible for the maintenance and repair of all fittings, pipework and appliances attached to the common gas supply other than the gas supply piping to to the boundary of the lot.

Provided in all cases that should individual gas meters be installed to each and every lot such that consumption can be billed on a strictly user pays basis the above requirements shall cease to have effect.

â€~-----

Special By-Law 12 â€“ Sharing of water and gas costs

In addition to the powers, authorities, duties and functions conferred upon the Owners Corporation by the Act and By Laws it shall have the following additional powers, authorities duties and functions:

1. Determine a fair and equitable method of sharing gas and water charges amongst all lot owners

2. Refund to lot owners the amounts paid by owners other than to the Owners Corporation for the consumption of water and gas but not for fixed service or connection charges.

owner unless

- a. The owner first pays the gas or water supply company
- b. Submits a copy of the bill(s) for consumption within 60 days of payment
- c. Claims for reimbursement are made using the form prescribed by the Owners Corporation
- d. The paid invoices are for period that fall within the current financial year of the owners Corporation or the last quarter of the immediate preceding financial year
- e. In the event of a dispute over reimbursement the Owners Corporation shall determine the amount to be paid in its absolute discretion acting reasonably

Provided in all cases that should individual gas or water meters be installed to each and every lot such that consumption of either service can be billed on a strictly user pays basis to each and every lot owner, the above requirements with respect to the relevant service shall cease to have effect from the date of commencement of direct billing of the relevant service.

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~~SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-29Jan2013.png~~

Solicitor's submission to CTTT on 29 January 2013

The following screenshot was part of submission sent by Solicitor Mr. Adrian Mueller, allegedly representing strata plan SP52948 to CTTT on 29 January 2013. Of special importance is the fact that the Solicitor's Standard Costs Agreement on page 19 did not contain signature on behalf of strata plan SP52948, hence no legal approval to engage him:

i. **Authorisation to Transfer Money from Trust Account**

You authorise us to receive directly into our trust account any judgment or settlement money, or money received from any source in furtherance of your work, and to pay ourselves our costs, disbursements and expenses in accordance with the provisions of clause 88(3)(a)(i) of the *Legal Profession Regulation 2005*.

Signed:	
Client	Date
	16 July 2012
Solicitor	Date


~~SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-28Aug2012.png~~

Initialisation of insurance claim on 28 August 2012

BCS Strata Management initiating insurance claim process for legal expenses on 28 August 2012, backdated to 8 August 2012 when Executive Committee and BCS Strata Management engaged Solicitor Mr. Adrian Mueller without approval of owners corporation. Document title in strata files is "legal defence costs claim_20170131144949". This document does not have signature in Standard Costs Agreement:

I. **Authorisation to Transfer Money from Trust Account**

You authorise us to receive directly into our trust account any judgment or settlement money, or money received from any source in furtherance of your work, and to pay ourselves our costs, disbursements and expenses in accordance with the provisions of clause 88(3)(a)(i) of the *Legal Profession Regulation 2005*.

Signed:	
Client	Date
	16 July 2012
Solicitor	Date

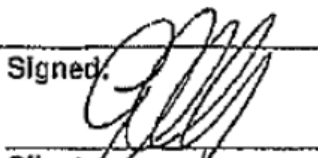
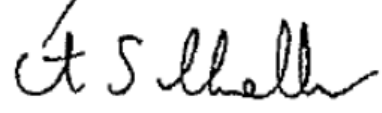
SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-19Apr2013.png

Strata Manager Mr. Peter Bone signed document dated 19 April 2013 (after the CTTT Hearing) – Part 1

The following screenshot is part of Statutory Declaration by Strata Manager Mr. Peter Bone to CTTT on 19 April 2013. This Standard Costs Agreement was allegedly signed by another Strata Manager Mr. Gary Webb and sent via email by Mr. Peter Bone to the Solicitor. The name of the contract file in BCS Strata Management documents with alleged signature is not what Mr. Peter Bone stated in his Statutory Declaration to CTTT "JS Mueller Standard Cost Agreement 25072012" but actually "JS Mueller Standard Costs Agreement_20170131144914", as found in strata document search on 13 June 2017:

I. Authorisation to Transfer Money from Trust Account

You authorise us to receive directly into our trust account any judgment or settlement money, or money received from any source in furtherance of your work, and to pay ourselves our costs, disbursements and expenses in accordance with the provisions of clause 88(3)(a)(i) of the *Legal Profession Regulation 2005*.

Signed: 	<u>25. 7. 2012</u>
Client	Date
	16 July 2012
Solicitor	Date

~~SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-16Apr2013.png~~

Branch Manager Mr. Paul Banoob secret signed document dated 17 July 2012 that was created on 16 April 2013 (after the CTTT Hearing) – Part 1

The following screenshot was found as part of document in strata files on 13 June 2017, four years after the events. This allegedly signed Standard Costs Agreement titled "JS Mueller Costs Agreement", was never presented to owners, CTTT, Department of Fair Trading, and District Court. It was allegedly signed by Branch Manager Mr. Paul Banoob on 17 July 2012:

i. Authorisation to Transfer Money from Trust Account

You authorise us to receive directly into our trust account any judgment or settlement money, or money received from any source in furtherance of your work, and to pay ourselves our costs, disbursements and expenses in accordance with the provisions of clause 88(3)(a)(i) of the *Legal Profession Regulation 2005*.

Signed:	<i>AS per Emergency meeting of 17/7/12</i>	Date	<i>17/7/12</i>
Client	<i>Paul Banoob EC on 9 July 2012</i>	Date	<i>16 July 2012</i>
Solicitor	<i>JS Mueller</i>	Date	

~~SP52948-Lot-181-gas-levy-payments-self-assessment-miscalculated-10Jun2015.png~~

Stan Pogorelsky
Gas Charges paid by S & T Pogorelsky on unit 181 - SP52948
From 1999 to 2018

Date Paid	Period applicable	\$	
1999	1/9/99 to 31/8/2000		Moved in 1/11/98
2000	23/08/2000	100.00	
2001	1/08/2001	50.00	
2002	21/07/2002	55.00	\$50+\$5GST
2003	31/07/2003	55.00	
2004	1/11/2004	55.00	
2005	1/11/2005	55.00	
2006	1/11/2006	55.00	
2007	1/11/2007	55.00	
2008	1/11/2008	55.00	
2009	26/10/2009	55.00	
2010	24/10/2010	55.00	\$55 Credit on 1/2/11 and Debit \$55 on 2/5/11
2011	7/11/2011	55.00	
2012	1/9/12 to 31/8/13		Not billed by BCS
2013	1/9/13 to 31/8/14		Not billed by BCS
2014	1/08/2014	55.00	
2015	1/09/2015	311.66	See below
2016	3/11/2015	55.00	From our AGM in November 2014 new rate is \$50+\$5 per quarter and should be billed quarterly on BCS statement to unit holders
	1/02/2016	55.00	
	2/05/2016	55.00	
	1/08/2016	18.34	In summary I owe you \$110.00 for 2012 and 2013. And \$18.33 x 2 = \$36.66 for Sept & Oct 2014
	20/09/2016	36.66	Overpaid
2017	1/05/2017	220.00	Billed by Waratah

As well you should have billed me for gas usage in

Quarter 1/11/14 to 31/01/15	55.00
Quarter 1/02/15 to 30/04/15	55.00
Quarter 1/05/15 to 31/07/15	55.00
Quarter 1/08/15 to 31/10/15	55.00
	220.00
Less what you charged for 2014	55.00
	165.00

So I owe you \$110 +\$36.66+ \$165 = \$311.66 which will take me up to Quarter ended 31/10/15. Paid on 29/6/15

Please invoice (email to me) me for these charges so that this matter can be put to rest.

~~SP52948-Executive-Committee-Chairperson-Bruce-Copland-confirming-that-BCS-Strata-Management-must-engage-independent-legal-advice-as-it-was-not-job-for-owners-corporation-to-defend-strata-agency-on-4Jan2013.png~~

From: Bruce Copland [redacted] ☆
Subject: RE: NSW Fair Trading - mediation - SP 52948 4/1/13, 10:55 am
To: 'Adrian Mueller' <AdrianMueller@lowes.com.au> ☆, Paul Bancob [redacted] ☆
Cc: Peter Bone [redacted] ☆, John Ward [redacted] ☆

Dear all,

I think we should put [redacted] to the test and have him provide all of the folders in duplicate to us, before any EC meeting can be called - we cannot possibly consider whether there is any validity in his claims or potential to mediate (unlikely) based on the claim in his statement he has lodged folders with CTTT. Surely he must make the full application available to us.

It will be very important to determine in advance whether this is simply regurgitation of issues already tested. It is an immediate defence regarding the AGM for 2010 that the OC has not yet held a further GM at which the minutes would be ratified.

Finally I believe that this matter has now separated into two parts - one being an attack on the MA and it may be important to ensure that Raine & Horne have independent legal advice as it is not the job of the OC to defend the actions of the MA.

Bruce Copland
Chairman

-----Original Message-----

From: Peter Bone [redacted]
Sent: Friday, 4 January 2013 10:45 AM
To: 'Adrian Mueller'
Cc: Bruce Copland; Paul Bancob
Subject: FW: NSW Fair Trading mediation SP 52948

Good morning Gents

Please see attached file from OFT Mediation Services Unit.

Kind regards

Peter Bone

Raine & Horne Strata-Sydney
Level 2, 51 Rawson Street Epping NSW 2121

~~SP52948-Executive-Committee-Chairperson-Bruce-Copland-confirming-to-BCS-Strata-Management-Peter-Bone-and-Solicitor-Adrian-Mueller-he-was-aware-of-large-evidence-submitted-by-Lot-158-to-Fair-Trading-NSW-on-24Jan2013.png~~

From Bruce Copland <[REDACTED]> ☆
Subject Re: SP 52948 - Mediation 24/1/13, 12:24 pm
To 'Peter Bone' <[REDACTED]> ☆
Cc 'AdrianMueller@lowes.com.au' <AdrianMueller@lowes.com.au> ☆, Paul.Banoob@[REDACTED] ☆

We must be give the so called 2000 pages to read. This is vital. Looking through half a dozen emails is not our problem. He has to be ordered to provide a copy of the file.

I am not in Sydney and cannot call a meeting or review files remotely.

This is intolerable abuse of the process.

Regards,

Bruce

Bruce Copland
Director, Toga Group
PO Box 1745, Strawberry Hills NSW 2012
[REDACTED]

From: Peter Bone <[REDACTED]>
Sent: Thursday, January 24, 2013 11:30 AM
To: Bruce Copland
Cc: 'Adrian Mueller' <[REDACTED]> ; Paul Banoob <[REDACTED]>
Subject: SP 52948 - Mediation

Good morning Bruce

Jim Robertson of the Mediation Unit has just phoned me re DB's application for mediation.

He has set aside Thursday of next week (31/01/13) for this mediation, and is seeking confirmation that the Owners Corporation will / will not be attending.

Jim has also suggested that if the EC is of the opinion that mediation will not resolve the issues raised by DB, then the OC probably should not attend mediation.

Could you please advise if the EC will / will not be attending.

SP52948-Chairperson-Bruce-Copland-instructing-BCS-Strata-Management-to-make-document-search-for-CTTT-difficult-5Sep2013.JPG

From: Bruce Copland [REDACTED]
Sent: Thursday, 5 September 2013 7:09 AM
To: Paul Banoob
Cc: John Ward
Subject: The continuing [REDACTED] saga

Paul,

I consider that correspondence between myself and Raine & Horne Strata is personal and not part of the records of the SP52948.

I am of the firm view that all correspondence and material related to any CTTT claim lodged by [REDACTED] automatically becomes privileged and that by taking the action he has locked himself out of access to any material.

I am overseas till 29 September.

I know that there are a number of miscodings in this years accounts and that is will be well into September before al, journals for water gas and electricity adjustments, journals for levies in advance are posted.

I would like to review the accounts in detail as soon as I get back and have you arrange for auditor on Monday 7th October. The committee plans to meet on previous Wednesday informally to review accounts and budget.

I sincerely hope CTTT issue the costs claim decision soon.

Given the likely lengthy list of motions from [REDACTED] may I suggest that an early draft of the AGM notice be prepared following the pattern and order of motions that we used last year.

I intend to put one motion in before all of [REDACTED]'s motions to move that all motions that are merely repetitious of prior year AGM submissions by [REDACTED] are rejected as time wasting and vexatious.

I will produce an Annual Report covering the last year for inclusion with the accounts, budget and AGM notices and update all owners on the real state of affairs.

I trust you can make his inspection as inconvenient as possible!.

There will be no motion supported by the committee to change the Managing Agent and in my view your contract does not require to be tendered this year as we were satisfied last year that a careful test was done.

Bruce

SP52948-Greg-Freeman-confirmed-alleged-loyalty-discount-to-SP52948-to-win-contract-renewal-without-tender-10Oct2011.png

From Greg Freeman </O=PICA/OU=FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=GREGFREEMAN> ☆
Subject RE: SP 52948 Action items relating to the upcoming AGM immediately 10/10/11, 7:45 pm
To Bruce Copland [REDACTED] ☆
Cc Jason Starr-Thomas <Jason.Starr-Thomas@bcssm.com.au> ☆, Paul Banoob <Paul.Banoob@bcssm.com.>

Hi Bruce

Thank you for your time today.

Confirming **Paul Banoob** is arranging and sending you:

1. The full financial statement FYE 30-8-2011 including notes. FYI, The full notes were provided by BCMS to the external auditor however their report sent back to BCMS excluded these items and only provided limited financial information??
2. A Full cash payments book report for both the administrative fund and sinking fund that will show all expenditure and charges from each fund for your financial year just ended
3. Copies of the most recent tax return including An explanation from BCMS regarding the tax expenditure (income tax paid) in the financial accounts. Apparently your scheme had 3 years term deposit / investment account
4. A complete set of registered by laws
5. report on insurances claims lodged and claim amounts

Paul advises the report on insurances claims lodged and claim amounts received may take a few days.

Proxies

As agreed all proxies need to be received by BCS (as delegated secretary) 24 hours prior to the meeting and Paul Banoob's team will vet them.

I have attached

- the preferred proxy BCMS uses for its large strata schemes.
- The levy arrears report as at 30th September 2011. This includes adjustments to 4 further lots that owed less than \$3

As agreed once you have checked the above financials and provided Paul with your explanatory note on the financials that you wish to accompany to Paul, he will send this proxy, the more comprehensive financials and your note and proxy to your owners as a meeting addendum.

[Rebate on the contractual management\(Agreed Services\) fee between BCMS and The Owners of SP 52948](#)

As your current management between Body Corporate Management Services Pty Ltd (BCMS) and The Owners of SP 52948 will stay on foot.

On behalf of Body Corporate Management Services Pty Ltd (BCMS) (one of the PICA Group of companies), as NSW state manager we hereby agree to provide the Owners of SP 52948 a loyalty discount in effect reducing the agreed services fee (base management fee) from its current \$33499.00 +GST per annum to \$29,900 +GST per annum for the financial year commencing on 1st September 2011.

— Attachments: —

Rubbish-Bruce-Copland-Solicitor-proposal-again-3Sep2012.msg	54.5 KB
Courier Service-Bruce-Copland-asking-Strata-Manager-29Jun2013.msg	55.5 KB
Re SP 52948 - AGM-Bruce-Copland-comment-about-additional-appending-for-AGM-agenda-and-talking-about-Lot-158-motions-9Oct2012.msg	77.0 KB
SP 52948 AGM notice-Bruce-Copland-asking-Strata-manager-about-subcommittee-motion-and-other-motions-to-be-put-on-notices-28Sep2012.msg	25.0 KB
Budgets and Accounts-Bruce-Copland-comments-19Sep2012.msg	41.0 KB
Emails from Lot-158-Bruce-Copland-comments-and-concerns-2Jan2013.msg	29.0 KB
Budgets and Accounts-Bruce-Copland-comments-about-wrong-Sinking-Fund-expenses-and-preparation-for-	41.0 KB

AGM2012-18Sep2012.msg

SP52948 Annual Report-Bruce-Copland-instructs-to-ignore-two-Lot-158-by-law-motions-and-misconstrue-others-24Sep2012.msg	625 KB
RE SP 52948 - 2012 AGM-Bruce-Copland-lodged-CTTT-submission-express-post-24Jun2013.msg	92.0 KB
RE Budgets and Accounts-Bruce-Copland-worried-about-insurance-19Sep2012.msg	79.0 KB
RE SP 52948 - Mediation-Bruce-Copland-wants-to-disable-Lot-158-from-access-to-documents-as-much-as-possible-26Mar2013-DocID-6110837.msg	118 KB
Fw REPORT TO BRUCE JOHN-Bruce-Copland-very-worried-about-Whome-installing-new-cabinet-without-approval-14Aug2013.msg	44.0 KB
RE SP 52948 - Term Deposit-Bruce-Copland-worried-about-cash-flow-25Oct2012.msg	37.5 KB
SP 52948 committee meeting-Bruce-Copland-advising-not-to-put-Lot-158-issues-in-EC-minutes-18Feb2013.msg	31.5 KB
Revised AGM agenda and notice-Bruce-Copland-ready-documents-25Sep2012.msg	32.0 KB
Re SP 52948 - FW Costa Akanis-Bruce-Copland-comment-about-electrical-work-6Feb2013.msg	146 KB
RE SP 52948 - Draft AGM Agenda-Bruce-Copland-preparation-19Sep2012.msg	132 KB
SP52948 AGM Final Proxy Status-Bruce-Copland-commenting-about-negative-levy-payments-16Oct2012.msg	230 KB
FW SP52948 Macquarie Gardens AGM is on Wednesday 17thOctober 2012-Bruce-Copland-aware-of-illegal-proxy-form-Lot-210-8Oct2012.msg	278 KB
FW SP 52948 - Current Contract-WHOME-Bruce-Copland-suggestion-to-disconnect-power-14Aug2013.msg	82.0 KB
FW SP 529438 Annual Report revised and AGM notice-Bruce-Copland-confirming-Solicitor-involvement-in-annual-report-on-28Sep2012-sent-on-5Oct2012-DocID-6096379.msg	582 KB
FW SP 529438 Annual Report revised and AGM notice-Bruce-Copland-revise-annualp-report-upon-advice-from-Solicitor-28Sep2012-DocID-6096369.msg	697 KB
Paper Committee Meeting to be held on 26th April 2013-Bruce-Copland-advising-EC-how-to-vote-in-panic-16Apr2013.msg	142 KB
Proxy for Unit 206-one-owner-died-Bruce-Copland-accepts-proxy-16Oct2012.msg	204 KB
RE NSW Fair Trading - mediation - SP 52948-Bruce-Copland-strategy-4Jan2013.msg	40.0 KB
RE OFFICIAL REQUEST FOR RESPONSE for EGM 2013 and CTTT SP52948 Water and Gas Reimbursements in FY 2013-Bruce-Copland-Lot-158-correspondence-suggested-for-next-EC-Meeting-	42.5 KB

12May2013.msg

RE QUOTES AND ESTIMATES REQUESTED SP52948 projects in 2013 and forward-Bruce-Copland-comment-about-Strata-Manager-salary-as-per-Lot-158-findings-31Jan2013.msg	64.0 KB
Re SP52948 Drafts of special By-Laws re utilities - urgent comments if possible by tonight-Bruce-Copland-proposals-25Sep2012.msg.eml	66.7 KB
Re SP 52948 Registration of Special By Laws-Bruce-Copland-suggestion-delay-by-law-registration-23Oct2012.msg	38.5 KB
RE SP52948 - By-Law Cost Agreement-AGM2012-Solicitor-By-Law-cost-AGreement-proposal-which-Bruce-Copland-declined-19Sep2012-DocID-6096355.msg	72.0 KB
RE SP 52948- 1-15 Fontenoy Road Macquarie Park-Bruce-Copland-angry-about-accidental-document-from-2005-in EC-agenda-22Mar2013.msg	31.5 KB
RE SP 52948 ACCOUNTS FY CLOSED 31812-Sinking-Fund-details-wrong-Bruce-Copland-complaint-about-bad-accounting-14Sep2012.msg	67.0 KB
RE SP 52948 - CTTT Notice of Order-Bruce-Copland-2Sep2013.msg	47.5 KB
RE SP 52948 - Eagle Fire-contract-renewal-Bruce-Copland-game-21Dec2012.msg	136 KB
RE SP 52948 - FW 1 Fontenoy Road North Ryde SP 52948 - Current Contract-Bruce-Copland-BigAir-talking-about-bullying-and-breach-of-contract-14Aug2013.msg	130 KB
RE SP 52948 - FW Budgets and Accounts-Bruce-Copland-cannot-explain-accounting-error-in-previous-year-21Sep2012.msg	93.5 KB
RE SP 52948 - FW Budgets and Accounts-Bruce-Copland-confirming-no-second-quote-for-strata-manager-contract-last-year-and-critisizing-RaineHorne-for-bad-accounting-practices-21Sep2012-DocID-6096353.msg	118 KB
RE SP 52948 - Insurance Valuation-Bruce-Copland-comment-Solicitor-Adrian-Mueller-insurance-claim-4Sep2012.msg	39.0 KB
RE SP 52948 - PCM Agenda-EGM_proposal-Bruce-Copland-comment-9May2013.msg	96.5 KB
Re UPDATED OFFICIAL Submission for next EC MEETING SP52948 Lift Maintenance and Costs on 10 Aug 2013-Bruce-Copland-disappointed-by-ThyssenKrupp-and-lack-of-invoice-checking-13Aug2013.msg	93.5 KB
SP52948-Agenda-paper-EC-meeting-for-26Apr2013-sent-to-Bruce-Copland-and-Ruth-only-16Apr2013.msg	95.5 KB
SP52948 AGM Motions received from Lot 158 added to AGM notice-Bruce-Copland-confirms-Solicitor-involvement-in-modifying-Dusan-Motions-29Sep2012-DocID-6096373.msg	164 KB

SP52948 Drafts of special By-Laws re utilities - urgent comments if possible by tonight-Bruce-Copland-proposing-water-and-gas-by-laws-25Sep2012.msg	58.5 KB
SP52948 Tern Deposit Maturing on 81012 at Macquarie Bank-Bruce-Copland-remove-term-deposit-60000-thousand-dollars-due-to-high-expenses-previous-period-26Sep2012.msg	44.0 KB
SP52948 the wHome contract BigAir issue URGENT attention please on 2nd September1Sep2013-Bruce-Copland-calculation-of-losses-DocID-6095825.msg	66.5 KB
SP 52948 - Wrong set of accounts attached to our AGM notice-Bruce-Copland-complaining-8Oct2012.msg	34.5 KB
20131111-SUMMARY_ Lot 159 and private religious celebration-30373.pdf	48.3 KB
SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-29Jan2013.png	314 KB
SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-28Aug2012.png	156 KB
SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-19Apr2013.png	211 KB
SP52948-Standard-Costs-Agreement-with-Solicitor-Adrian-Mueller-16Apr2013.png	194 KB
SP52948-Lot-3-gas-charges-2000-to-2015-issued-17Jun2015.pdf	83.2 KB
GAS CHARGES-Lot-147-Moses-Levitt.pdf	136 KB
SP52948-Lot-181-gas-levy-payments-self-assessment-miscalculated-10Jun2015.png	826 KB
SP52948-Lot-181-Stan-Pogorelsky-undisclosed-late-and-incomplete-payments-for-second-gas-connection-17Jul2015.pdf	83.6 KB
SP52948-Executive-Committee-Chairperson-Bruce-Copland-confirming-that-BCS-Strata-Management-must-engage-independent-legal-advice-as-it-was-not-job-for-owners-corporation-to-defend-strata-agency-on-4Jan2013.png	111 KB
SP52948-Executive-Committee-Chairperson-Bruce-Copland-confirming-to-BCS-Strata-Management-Peter-Bone-and-Solicitor-Adrian-Mueller-he-was-aware-of-large-evidence-submitted-by-Lot-158-to-Fair-Trading-NSW-on-24Jan2013.png	88.5 KB
SP52948-CHU-and-Strata-Manager-high-risk-insurance-claim-for-legal-costs-1Aug2012.pdf	607 KB
SP52948-repayment-of-8800-dollars-to-CHU-Insurance-for-invalid-claim-for-alleged-CTTT-defence-of-Lot-3-EC-member-Lorna-Zelenzuk-in-2012-and-2013.pdf	89.9 KB
SP52948-Chairperson-Bruce-Copland-instructing-BCS-Strata-Management-to-make-document-search-for-CTTT-difficult-5Sep2013.JPG	88.3 KB
SCS-12-05845-Bruce-Copland-Submission.pdf	4.7 MB

SP52948-CTTT-SCS-12-50460-Bruce-Copland-submission-new-24Jun2013.pdf	1.2 MB
SP52948-Bruce-Copland-CTTT-Submission-personal-Unit-202-2011.pdf	1.5 MB
SP52948-Bruce-Copland-CTTT-Submission-2011.pdf	3.4 MB
SP52948-Greg-Freeman-confirmed-alleged-loyalty-discount-to-SP52948-to-win-contract-renewal-without-tender-10Oct2011.png	140 KB
SP52948-Bruce-Copland-and-Greg-Freeman-negotiating-strata-manager-contract-24Oct2011.docx	446 KB