

Subject: REQUEST - Prepare responses to Lot 158 at AGM 2024  
From: SP52948 Lot 158  
Date: 5/11/24, 15:54  
To: Nicolas Cozic  
CC: Robert Crosbie, Heath Crosbie  
BCC: Jeffery Wang, everolth, Genelle Godbee, Andrew Ip,  
Kathryn Cutler, Stan Pogorelsky, Basil Gionea,  
Uniquenco Property Services, Ramesh Kamini

Good afternoon,

As predicted by us since 2015 (refer to attachments), proposed levy increase of 52.42% is the proof of poor management.

At AGM 2024, you will be requested to refute or confirm the statements in the attachments. Maybe it is a good time to correct statements that three unfinancial owners (Lot 3, Lot 147, and Lot 181) secretly sent to owners on 21 July 2017.

And Mr. Pogorelsky will be asked, in front of everyone in a fair, democratic manner, if he paid all his gas heating levies in the past. There is a surprise for him if he tries to claim his innocence.

On 31 October 2024, we reached highest negative balance (deficit) in Admin Fund in amount of -\$325,061.80 and that figure does not include \$122,690.28 insurance premium (GST excl) for the second half of FY 2025. Taking that into account, our more realistic negative balance (deficit) in Admin Fund on 31 August 2024 would be \$447,752.08.

3) Economos Auditor warned owners about deficit in Admin Fund for FY 2024. For the first time in history of the complex, the financial year ended with deficit in Admin Fund in amount of -\$45,584.29

Five different versions of this figure exist:

-\$76,650.88 in report on 31 August 2024

-\$82,495.29 in report on 5 September 2023

-\$89,919.55 in report on 13 September 2024

-\$71,490.05 in report on 17 September 2024

-\$45,584.29 in report on on 18 October 2024

Economos Auditor, who along with Waratah Strata Management, failed to comply with SSMA 2015 and SSMR 2016 four times for SP52948 Annual General Meetings since 2018 (and provided questionable figures for other two years), reported in their FY 2024 audit on 21 October 2024 that Section 79 Part (3) requires when estimating amounts needed to be credited to the administrative fund or the capital works fund, the owners corporation must have before it, and take into account, a statement of the existing financial situation of the

strata scheme and an estimate of receipts and payments. They also categorically stated that the 'Act' allows for loans between funds, but not for a period greater than 3 months. Strata Schemes Management Act 2015, Section 76 Part (2) states that "The Owner's Corporation must, not later than 3 months after the transfer or use, determine by resolution at a general meeting whether the money, or part of the money, should be reimbursed to the fund from which it was transferred or paid."

That was not done in SP52948 (illegal movement of money):

13/09/2023, -\$37,050.64, 13 days after collection of new levies

31/10/2023, -\$312,113.03 End of FY quarter

1/11/2023, -\$106,308.01 After collection of new levies

31/01/2024, -\$309,762.23 End of FY quarter; November 2023 monthly salary for building manager Uniqueco Property Services in amount of \$29,866.24 (GST excl) hidden until late February 2024

01/02/2024, -\$60,370.94 After collection of new levies

30/04/2024, -\$251,697.41 End of FY quarter

01/05/2024, -\$3,632.01 After collection of new levies

31/07/2024, -\$261,781.53 End of FY quarter

01/08/2024, -\$16,766.81 After collection of new levies

31/08/2024, -\$45,584.29 End of FY 2024

31/10/2024, -\$325,061.80 End of FY quarter

01/11/2024, -\$80,061.80 After collection of new levies

Regards,

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Attachments:

SP52948-Solicitor-Adrian-Mueller-failed-to-comply-with-Tribunal-orders-six-times-whilst-not-authorised-to-represent-owners-corporation-in-period-2012-to-2021.pdf	513 KB
SP52948-Lots-against-legal-costs-ignored-by-EC-May2013.pdf	154 KB
SP52948-Stan-Pogorelsky-tried-to-prevent-CHU-Insurance-reimbursement-whilst-unfinancial-to-act-as-committee-member-3Mar2017.pdf	25.5 KB
SP52948-EC-letter-to-owners-whilst-three-members-unfinancial-and-not-legal-to-be-on-the-committee-21Jul2017.pdf	239 KB
SP52948-WITHOUT-PREJUDICE-Request-to-stop-wasting-strata-funds-on-legal-expenses-that-cannot-succeed-18Jun2019.pdf	81.4 KB
SP52948-Special-Levies-Looming-22Mar2015.pdf	1.2 MB