

Subject: WITHOUT PREJUDICE: Oral defamation about not helping old woman with her bags at SP52948 AGM on 17 October 2019  
From: SP52948 Lot 158 owner  
Date: 20/10/19, 09:42  
To: Steve Carbone Caretaker <scarbone304@optusnet.com.au>

Hi,

Action

On 17 October 2019, at North Ryde Golf Club you attended Annual General Meeting of strata plan SP52948.

During the meeting Mr. Carbone stated, without relevance to the operation of the strata plan, that owners of Lot 158 acted as bad citizens and careless people for not helping "old woman" taking her bags up the stairs. In response the audience used words "un-Australian" and appeared to be in shock by such "appalling behaviour" of Lot 158.

There were about 20 witnesses to the event.

Impact

You directly identified Lot 158 as uncaring owners who fail to meet acceptable social behaviour.

This was a oral defamation (slander) without facts and with intention to:

Lower our reputation in the eyes of ordinary reasonable members of the community,  
Lead people to ridicule, avoid or despise us.

The intention was deliberate.

The alleged "old woman" is a person in late eighties and member of the Executive Committee for around 20 years and here is an extract from her email dated 24 June 2017 that is kept on strata records:

My apartment is in Block A - the same as the Lot 158 family. I find it both overpowering and threatening to be in the presence of both Lot 158 owners. I will not travel in the same lift, which is a great intrusion on my lifestyle. Their garage is located very close to mine and in the same manner I avoid any face-to-face contact by remaining in my car until they have moved on.

Lot 158 has full copy of her email and you can retrieve it from owners corporation files, or by contacting the old lady in person.

Her statements are defamatory in their own right and untruthful. Main issue is that Lot 158 will never, under any circumstances, approach the old lady at her wish. Therefore, the explanation offered by you at the meeting was false.

#### Desired Outcome

The following actions are required from your side:

- Prompt personal apology with retraction of the statement to be sent to us, and
- Prompt retraction to be sent to all 20 people who attended the meeting (and all owners if it gets listed in the Minutes of the meeting).

Thank you.