

These are strata managers from Waratah Strata Management who deliberately and actively mismanaged large strata complex SP52948 since 1 February 2017 and blatantly lied to NSW Fair Trading two times when declining to attend FREE mediation:

Robert Crosbie
Heath Crosbie
Frank Tallaridi
Simon Wicks
Stuart Greene
Nicolas Cosic
Alex Tomasko
Kingsman

By not attending the FREE mediations, Waratah Strata Management directly and in premeditated manner created losses to SP52948 of around \$100,000.00 for legal expenses without legally-compliant processes to engage Solicitor Adrian Mueller and Bannermans Lawyers whilst blaming the Applicant through false statements, as agenda for AGM 2024 shows:

Committee Report to the 2024 Strata AGM

First and foremost, we must thank our Building Manager Steve Carbone and his company for their unbelievably excellent, and way beyond the call of duty, care of our home, Macquarie Gardens. The meticulous upkeep and recent pool upgrade have added to increased property values.

Unfortunately, though, we live in difficult times with huge cost of living increases. We will require an increase of levies, but the 'blow-out' in the budget is largely due to the repeated actions of Lot 158, on three 'fronts':

1) Fire and Safety Order

Repeated complaints to Fire & Rescue NSW to pressure City of Ryde to issue a Fire Safety Order. Compliance with this Order comes at a very high cost - \$333,000 per year, (spread over 3 years. It should be noted that these costs are additional to obtaining the services of an independent fire engineer (already paid) as the fire order instructed.

The independent fire auditor acknowledges that councils across the country have not enforced fire safety upgrades on owners of older buildings but our upgrade, due to the age of the complex, will comply with codes and standards that have been implemented over the past 30 years.

2) Insurance.

The Fire Safety Order has had a flow on effect to our Insurance Policy. We could only obtain a six-monthly Insurance Premium which cost \$135,000 (compared to the same cost for a year in 2023.) So, we have provided as well for another \$135,000 for the next six months (in total \$270,000 for the year).

3) Legal Costs

The actions of Lot 158 have also necessitated our engagement of a lawyer, Adrian Mueller. We are forced to predict further legal costs for 2025 that could be as much as \$25,000.

Adrian continues to advise the Committee of the legality of the copious, historical and often defamatory communication, (despite a By- Law to the contrary) including motions submitted to our Annual General Meeting, that are not motions (but must be checked).

The Strata Committee recently declined further mediation with Lot 158 because their complaints were resolved (legally) at a NSW Civil and Administrative Appeals Tribunal (NCAT) meeting (in 2022). All claims were dismissed, and costs awarded against the owner. The recovery of Strata legal costs used an agreed schedule of payments to our insurers from whom we claimed our legal costs. Repeating this process would only achieve the same result but further add to our Insurance and Legal costs.

In total, an additional half a million dollars has had to be provided for in this financial year's budget due to the actions of Lot 158!

Finally, it should also be noted that due to the infrequent and limited access that can legally be granted to owners, any financial discussion owners might receive from Lot 158 will always be based on outdated information (e.g. missing quarterly Strata fee deposits). Most saliently, the allegedly 'missing' money is safely invested in Term Deposits!

1) Waratah Strata Management organised falsified committee meeting to allegedly decline mediation in NSW Fair Trading case 00351498 in 2020:

1.1) Agenda for the committee meeting to consider mediation was created on Saturday (non-working day for strata manager) 7 March 2020 at 11:27 hours.



Waratah Strata Management
ABN 75 161 033 745
PO Box 125, Eastwood, NSW 2122
Ph (02) 9114 9599
Fax (02) 9114 9598
www.waratahstrata.com.au

NOTICE OF A STRATA COMMITTEE MEETING
THE OWNERS - STRATA PLAN 52948

ADDRESS OF THE STRATA SCHEME:
Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 will be held on 12/03/2020 at the offices of Waratah Strata Management, Suite 200, 160 Rowe Street, Eastwood. The meeting will commence at 04:00 PM.

This meeting is being held in accordance with Schedule 2 Sec 9(2) of the Strata Schemes Management Act 2015. It is not necessary for you to attend this meeting in person. Please complete and return the attached written voting form prior to the meeting.

The Agenda for the meeting is:

- 1 **MINUTES**
That the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.
- 2 **MEDIATION**
That the Strata Committee - Strata Plan 52948 resolves to accept the invitation to mediate at the Office of Fair Trading on 16 April 2020, as the respondent, in relation to various items raised by the applicant, Mr [redacted] of Lot 158 (NSW Fair Trading mediation file no: 00351498).

I, of The
meeting to be held on 12 March 2020;

Motion1: In favour

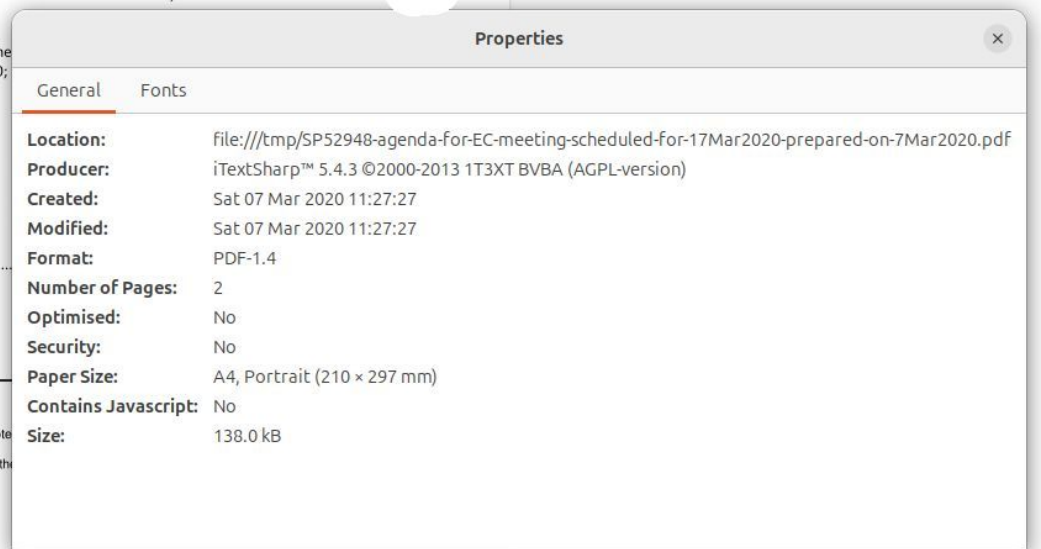
Motion 2: In favour

Signature:

Date of this notice: 07 March 2020

NOTES:
Only executive committee members are entitled to vote
A quorum at an Strata Committee Meeting is 50% of the
Chairman does not have a casting vote.

Agenda Page 1 of 2



1.2) The agenda was incomplete and did not have any details of the mediation case.

1.3) The meeting as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), Schedule 2, Section 4 (1) and (2), and section 7, and Interpretation Act 1987 (NSW).

1.4) As of 9 September 2025, Bannermans Lawyers, Waratah Strata Management, and three committee members who attended two Hearings on 22 April 2025 and 22 July 2025 (Mr. Stan Pogorelsky, Mr. Joe Spatola, and Mrs. Genelle Godbee) failed to respond to this evidence or refute it.

1.5) On 6 March 2020, Waratah Strata Management sent misleading statement that smoke alarms were owner's private responsibility (seriously delaying fire safety compliance):

<https://www.nswstratasleuth.info/Waratah-Strata-Management/SP52948-letter-from-Waratah-Strata-Management-advising-owners-of-their-own-responsibility-replacing-smoke-alarms-and-not-disclosing-that-owners-corporation-paid-for-the-from-common-funds-for-20-years-7Mar2020.pdf>

Applicant warned strata manager about it repeatedly, including email on 8 March 2020:

https://www.nswstratasleuth.info/Re_SP52948-Waratah-Strata-Management-failed-to-rectify-problems-and-notify-owners-of-fire-safety-risks-smoke-detectors-and-other-issues-8Mar2020.pdf

Waratah Strata Management ignored the Applicant but on 12 March 2021, they reverted their “decision” when Bannermans Lawyers confirmed Applicant’s statements that smoke alarms had always been a common property item:

<https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-and-committee-members-received-surprising-advice-from-Bannermans-Lawyers-about-responsibility-for-smoke-alarms-12Mar2021.webp>

1.6) Official version of the meeting, as scheduled by Waratah Strata Management for 12 March 2020:

Meeting Details	Calculation of delivery and basic comments
Notice of strata committee meeting allegedly held on 12 March 2029	7 March 2020, Date notice created 8 March 2020, Saturday 9 March 2020, Sunday 10 March 2020, Monday, Notices sent, not counted 11 March 2020, First Working Day Six Working Days missing! Three Notice Days Missing! 12 March 2020, Date of meeting not counted, scheduled meeting not held anyway

1.7) Secret version of the meeting, as manipulated by Waratah Strata Management and rescheduled without notice for 17 March 2020:

Meeting Details	Calculation of delivery
Notice of strata committee meeting allegedly held on 12 March 2029	7 March 2020, Day notice created 8 March 2020, Saturday 9 March 2020, Sunday 10 March 2020, Monday, Notices sent, not counted 11 March 2020, First Working Day 12 March 2020, Second Working Day 13 March 2020, Third Working Day 14 March 2020, Saturday 15 March 2020, Saturday 16 March 2020, Fourth Working Day Three Working Days missing! Three Notice Days Missing! 17 March 2020, Date of Meeting, not counted

1.8) Waratah Strata Management did not notify owners about the financial status of the complex:



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Income & Expenditure Report for the financial year-to-date 01/09/2019 to 08/03/2020

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

	Current period 01/09/2019-08/03/2020	Previous year 01/09/2018-31/08/2019
Revenue		
141900 Gas - Additional Service	23.82	4,775.34
142500 Interest on Arrears--Admin	1,214.93	2,855.14
142800 Key Deposits	92.00	1,948.00
143000 Levies Due--Admin	375,000.00	914,462.09
146500 Status Certificate Fees	763.00	545.00
147000 Strata Roll Inspection Fees	186.00	286.50
<i>Total revenue</i>	<u>377,279.75</u>	<u>924,872.07</u>
Less expenses		
150200 Admin--Accounting	600.00	450.00
153800 Admin--Agent Disbursements	6,887.50	11,400.00
153802 Admin--Agent Disburst--Other	986.00	0.00
150800 Admin--Auditors--Audit Services	1,100.00	1,200.00
150900 Admin--Auditors--Taxation Services	200.00	300.00
151401 Admin--Bank Charges--Account Fees	40.00	19.20
153000 Admin--Key Deposit Refunds	370.00	100.00
153200 Admin--Legal & Debt Collection Fees	2,890.00	7,981.33

1.9) Meeting of the committee was planned to be held on 12 March 2020 at the offices of Waratah Strata Management, Suite 200, 160 Rowe Street, Eastwood, and commence at 16:00 hours to “approve” mediation happening one day earlier on 16 March 2020:

<https://www.nswstratasleuth.info/Fair-Trading-Mediation-00351498-declined-by-SP52948-17March2020.pdf>



Mediation Services, Market Relations

PO Box 972

Parramatta NSW 2124

www.fairtrading.nsw.gov.au

17 March 2020

158/1-15 FONTENOY RD
MACQUARIE PARK NSW 2113

**Application for Mediation. SP52948. File No: 00351498
1-15 FONTENOY RD, MACQUARIE PARK, NSW, 2113**

I refer to your application for mediation concerning issues relating to the management of the strata scheme including the request by the owner of lot 158 for reimbursement of overpaid invoices; overdue levies and interest; request for an extra-ordinary general meeting to decide on building manager and strata manager contracts; access to strata records; voting procedures; by-laws and Section 139(1) of the *Strata Schemes Management Act, 2015*; by-law compliance; maintenance of common property (including fire safety and lot 158).

The *Strata Schemes Management Act 2015* sets out specific provisions for the resolution of disputes, the first step being mediation.

In this instance, mediation has been declined by the owners corporation.

1.10) Minutes of the alleged meeting five days after the scheduled date, and one day after the mediation date:

<https://www.nswstratasleuth.info/SP52948-Minutes-of-falsified-and-illegal-committee-meeting-17Mar2020.pdf>

MINUTES OF A STRATA COMMITTEE MEETING
THE OWNERS - STRATA PLAN 52948

ADDRESS OF THE STRATA SCHEME:

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW

2113

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 was held on 17/03/2020 at the offices of Waratah Strata Management, Suite 200, 160 Rowe Street, Eastwood. The meeting commenced at 09:00AM.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
21	21	Yes	Thomas Karolewski
88	88	Yes	Marianna Paltikian
112	112	Yes	Carlos Fornieles Montoya
200	200	Yes	John Gore
142	142	Yes	Genelle Godbee
147	147	Yes	Moses Levitt
181	181	Yes	Stan Pogorelsky
218	218	Yes	Jeffrey Wang
133	133	Yes	Andrew Ip

IN ATTENDANCE: Frank Tallaridi

CHAIRPERSON (acting): Frank Tallaridi

Minutes of the meeting:

- 1 MINUTES**
Resolved that the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.
- 2 MEDIATION**
NOT RESOLVED that the Strata Committee - Strata Plan 52948 accept the invitation to mediate at the Office of Fair Trading on 16 April 2020, as the respondent, in relation to various items raised by the applicant, Lot 158 (NSW Fair Trading mediation file no: 00351498).

Voting - 0 - in favour 9 - Against (Motion defeated)

CLOSURE: There being no further business, the chairperson declared the meeting closed at 09:30 AM.

1.11) On Waratah Strata Management website as found on 19 March 2020, agenda for this meeting was allegedly published on 7 March 2020 (day of the scheduled meeting), and minutes on 17 March 2020:

<https://www.nswstratasleuth.info/SP52948-waratahstrata.com.au-website-Documents-folder-page-1-19Mar2020.webp>

WARATAH

Strata Management

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Enter Keyword

Document Type	Creditor	Description	Date
MINUTE BOOK			17/03/2020
Levy Notice		May 2020	16/03/2020
MINUTE BOOK			07/03/2020
MINUTE BOOK			19/02/2020
MINUTE BOOK			07/02/2020
Levy Notice		February 2020	09/12/2019
MINUTE BOOK			21/10/2019
Insurance Policy			09/10/2019
Insurance Valuation, Land Valuation			01/10/2019
Audit Report			30/09/2019

Results: 1 - 10 / 78 Page 1 / 8 Show rows 10

1.12) On Waratah Strata Management website as found on 10 September 2025, agenda for this meeting was allegedly published on 12 March 2020 (day of the scheduled meeting), and minutes on 17 March 2020.

Original date of the agenda (7 March 2022)) was silently “moved” to 12 March 2020:

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-waratahstrata-Document-folder-page-15-10Sep2025.pdf>

9/10/25, 8:21 AM Documents

WARATAH
STRATA MANAGEMENT

Strata Plan 52948

Enter Keyword 

Document Type	Creditor	Description	Date
Levy Notice		August 2020	15/06/2020
MINUTE BOOK			11/05/2020
MINUTE BOOK			01/05/2020
MINUTE BOOK			17/03/2020
Levy Notice		May 2020	16/03/2020
MINUTE BOOK			12/03/2020
MINUTE BOOK			19/02/2020
MINUTE BOOK			07/02/2020
Levy Notice		February 2020	09/12/2019
MINUTE BOOK			21/10/2019

Page 15 / 23

For the sake of precision, here are screenshots of all documents ion Waratah Strata Management on 19 March 2020 with emphasis that the Audit Report for FY 2017 did not exist one and half years after the end of financial year:

<https://www.nswstratasleuth.info/SP52948-waratahstrata.com.au-website-Documents-folder-page-2-19Mar2020.webp>

<https://www.nswstratasleuth.info/SP52948-waratahstrata.com.au-website-Documents-folder-page-3-19Mar2020.webp>

<https://www.nswstratasleuth.info/SP52948-waratahstrata.com.au-website-Documents-folder-page-4-19Mar2020.webp>

<https://www.nswstratasleuth.info/SP52948-waratahstrata.com.au-website-Documents-folder-page-5-19Mar2020.webp>

<https://www.nswstratasleuth.info/SP52948-waratahstrata.com.au-website-Documents-folder-page-6-19Mar2020.webp>

<https://www.nswstratasleuth.info/SP52948-waratahstrata.com.au-website-Documents-folder-page-7-19Mar2020.webp>

<https://www.nswstratasleuth.info/SP52948-waratahstrata.com.au-website-Documents-folder-page-8-19Mar2020.webp>

Falsified audit for FY 2017 showed up two and half years after the event:

<https://www.nswstratasleuth.info/SP52948-Audit-Report-FY-2017-appeared-after-two-and-half-years.pdf>

2) Waratah Strata Management organised falsified committee meeting to allegedly decline mediation in NSW Fair Trading case 00994497 in 2024:

2.1) Waratah Strata Management was notified by NSW Fair Trading about the mediation on 23 August 2024:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-committee-members-NSW-Fair-Trading-mediation-case-994497-Aug2024.pdf>

2.2) Mediation was set for 10:00 hours on 18 November 2024 via telephone.

2.3) In September 2024, strata manager sent notice for paper committee meeting, scheduled for 19 September 2024 (one day after the mediation!), which included Motions about NSW Fair Trading Mediation in case 00994497 and attempt to engage Solicitor Adrian Mueller:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-A-notice-EC-meeting-scheduled-for-19Sep2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-A-notice-board-agenda-for-EC-meeting-23May2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-A-notice-board-published-agenda-for-EC-meeting-just-one-day-before-meeting-23May2024.mp4>

2.4) Notice of the alleged committee meeting scheduled for 19 September 2024 was published on six notice board without detailed agenda on 9 September 2020.

2.5) Some owners received paper copy of the agenda which alleged it was created on 4 September 2024:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-secret-agenda-EC-meeting-19Sep2024.pdf>

2.6) Taking into account date the agenda was published on notice boards (9 September 2024), the meeting as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), Schedule 2, Section 4 (1) and (2), and section 7, and Interpretation Act 1987 (NSW).

Meeting Details	Calculation of delivery
Notice of strata committee meeting allegedly held on 19 September 2020	9 September 2024, Day notice created
	10 September 2024, Tuesday, First Working Day
	11 September 2024, Second Working Day
	12 September 2024, Third Working Day
	13 September 2024, Fourth Working Day
	14 September 2024, Saturday
	15 September 2024, Sunday
	16 September 2024, Monday, Fifth Working Day
	17 September 2024, Sixth Working Day
	18 September 2024, Seventh Working Day
	Three Notice Days Missing!
	19 September 2024, Date of Meeting, not counted

2.7) As of 13 September 2025, Bannermans Lawyers, Waratah Strata Management, and three committee members who attended two Hearings on 22 April 2025 and 22 July 2025 (Mr. Stan Pogorelsky, Mr. Joe Spatola, and Mrs. Genelle Godbee) failed to respond to this evidence or refute it.

2.8) Agenda was not detailed.

2.9) Agenda was not sent to the Applicant and there is no evidence it was sent to all other owners who relied on paper copies for delivery.

2.10) Agenda and minutes of that meeting have never been published on Waratah Strata website – screenshots taken on 9 September 2025:

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-waratahstrata-Document-folder-page-3-9Sep2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-waratahstrata-Document-folder-page-2-9Sep2025.pdf>

9/9/25, 5:11 PM

Documents



Strata Plan 52948

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Document Type	Creditor	Description	Date
Insurance Policy			25/09/2024
Insurance Policy			25/09/2024
Insurance Policy			21/09/2024
Levy Notice		November 2024	20/09/2024
Audited / Annual Accounts			31/08/2024
Sec 22 Notices, Change of O...			17/07/2024
Levy Notice		August 2024	21/06/2024
MINUTE BOOK			17/05/2024
MINUTE BOOK			03/04/2024
MINUTE BOOK			26/03/2024

Page 3 / 23

2.11) On 23 September 2024, Waratah Strata Management declined the mediation:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-declined-NSW-Fair-Trading-mediation-case-00994497-23Sep2024.pdf>

2.12) Minutes of that meeting were never published on notice boards, or on Waratah Strata website, and not sent to any owner. Applicant notified NSW Fair Trading about it on 25 September 2024:

<https://www.nswstratasleuth.info/SP52948-year-2024/SUMMARY-Failed-NSW-Fair-Trading-mediation-case-00994497-25Sep2024.pdf>

2.13) Waratah Strata Management claimed that SP52948 rejected offer for mediation at meeting on 19 September 2024, they **DELIBERATELY MISLEAD YOU** and **PROVIDED FALSE STATEMENT** to NSW Fair Trading:

- The copy of the mediation request and its details were never provided to any owner.
- The copy of the mediation request and its details were never published on six notice boards.
- The copy of the mediation request and its details were never published on Waratah Strata website.
- The alleged committee meeting was not listed in schedule on two different pages on Waratah Strata website at any time before and after the scheduled date of 19 September 2024.
- Notice of the alleged committee meeting scheduled for 19 September 2024 was published on six notice board without detailed agenda.

2.14) Waratah Strata Management did not notify the owners about the financial status:

<https://www.nswstratasleuth.info/SP52948-financials/SP52948-Income-and-Expenditure-Report-1Sep2024-to-early-morning-19Sep2024.pdf>



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waratahstrata.com.au

Income & Expenditure Report for the financial year-to-date 01/09/2024 to 19/09/2024

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie
Park NSW 2113

Administrative Fund

		Current period	Previous year
		01/09/2024-19/09/2024	01/09/2023-31/08/2024
Revenue			
141900	Gas - Additional Service	0.00	2,945.45
142400	Interest - Other	0.00	27.29
142500	Interest on Arrears--Admin	91.77	2,056.69
142800	Key Deposits	0.00	122.00
143000	Levies Due--Admin	0.00	942,622.16
146500	Status Certificate Fees	0.00	1,471.50
147000	Strata Roll Inspection Fees	0.00	186.00
<i>Total revenue</i>		<u>91.77</u>	<u>949,431.09</u>
190200	Utility--Electricity	5,211.94	54,838.28
190400	Utility--Gas	0.00	30,053.99
190800	Utility--Rubbish Removal	0.00	72.27
191200	Utility--Water & Sewerage	0.00	107,238.20
<i>Total expenses</i>		<u>50,278.09</u>	<u>1,027,041.87</u>
Surplus/Deficit		<u>(50,186.32)</u>	<u>(77,610.78)</u>
Opening balance		(71,490.05)	6,120.73
Closing balance		<u><u>-\$121,676.37</u></u>	<u><u>-\$71,490.05</u></u>

2.15) In Motion 1, of agenda for committee meeting scheduled for 6 January 2025, which Bannermans Lawyers use as “proof of their engagement” in NCAT case:

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-non-compliant-meeting-illegally-engaging-Bannermans-Lawyers-6Jan2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-minutes-EC-meeting-6Jan2025-published-15Jan2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-minutes-EC-meeting-6Jan2025-published-15Jan2025.pdf>

“*THAT the minutes of the last meeting of the strata committee held on 2 April 2024 be confirmed.*”



**MINUTES OF THE STRATA COMMITTEE MEETING
OF Strata Plan NO: 52948
1-15 FONTENOY ROAD MACQUARIE PARK**

Meeting Date	6 January 2025 10:00 AM		
Additional Attendees	Alex Tomasko (Waratah Strata Management)		
Committee Members	Lot 7	James Zachary Zuravle	Paper vote
	Lot 88	Marianna Hagop	Paper vote
	Lot 112	Carlos Fornieles Montoya	Electronic vote
	Lot 159	Ramesh Desai	Paper vote
	Lot 142	Genelle Godbee	Electronic vote
	Lot 181	Stanley Pogorelsky	Paper vote
	Lot 200	Giuseppe Anthony Spatola	Paper vote
	Lot 218	Jeffery Wang	Electronic vote

Motion 1	
Minutes	Ordinary Resolution Submitted by Strata Committee
THAT the minutes of the last meeting of the strata committee held on 2 April 2024 be confirmed.	
MOTION RESOLVED	

This automatically invalidated meetings on 19 September 2024 (meeting to approve attendance at NSW Fair Trading mediation) and 23 May 2024:

<https://www.nswstratasleuth.info/SP52948-year-2024/NCAT-2024-00454780-non-compliant-and-non-existent-meeting-23May2024.pdf>

2.16) In SP52948 Delegated Functions Report for period 1 January 2024 to 31 December 2024, which Waratah Strata Management hid from all owners and NCAT (allegedly created on 8 April 2025 by Marth Lim), and did not publish it on their website even as late as 24 August 2025, it clearly listed committee meetings on 23 May 2024 and 19 September 2024 as valid:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Delegated-Functions-Report-1Jan2024-to-31Dec2024.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-waratahstrata-Document-folder-page-2-24Aug2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-waratahstrata-Document-folder-page-2-9Sep2025.pdf>

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Meeting Management
Details of Meetings

Meeting Date

Meeting Venue

22/02/2024
via Zoom Video/Audio Conference
22/02/2024
via Zoom Video/Audio Conference
2/04/2024
as a paper only meeting
23/05/2024
via Zoom Video/Audio Conference
19/09/2024
Electronic vote required only NSW NSW 2000
28/11/2024
Online Meeting Via Zoom Only NSW 2000
28/11/2024
Online Meeting Via Zoom Only NSW 2000

Meeting Type

Executive Committee Meeting
Extraordinary General Meeting
Executive Committee Meeting
Executive Committee Meeting
Committee Meeting
Annual General Meeting
Committee Meeting

Arranging Work to Common Property

3) Waratah Strata Management was direct accessory to misappropriation of SP52948 common funds whilst engaging Solicitor Adrian Mueller and Bannermans Lawyers without legally-compliant processes in NCAT cases SC 20/33352 and SC 2024/00454780 whilst hampering Tribunal and NSW Fair Trading investigations.

4) Bannermans Lawyers and Waratah Strata Management deliberately hamper NCAT investigations whilst profiteering through unnecessary delays of presenting evidence.

In addition, they deliberately prevent Applicant's access to strata files to help with these events:

- Police Events 174560202 and E65804633 for five fraudulent insurance claims and forgery of statements in Statutory Declaration to CTTT in case SCS 12/32675 on 19 April 2013, forgery of signature on Mueller's Standard Costs Agreement, Affidavit to District Court in February 2014, forgery of statements and invoices to NCAT and Supreme Court in case SC 20/33352 in 2022) as orchestrated by Solicitor Adrian Mueller.
- NSW Fair Trading complaint 11317277 (escalation to NSW Fair Trading Commissioner Natasha Mann).
- NSW Fair Trading case C2025/7500 - Matters Involving Waratah Strata Management Pty. Ltd.
- Office of Legal Services Commissioner's case CAS016659 for Solicitor Adrian Mueller misconduct and criminal actions.
- Case PSD2024_58792 with The Law Society of NSW for Solicitor Adrian Mueller misconduct and criminal actions, as referred by the Office of Legal Services Commissioner.
- Office of Legal Services Commissioner's case CAS022167 for Solicitor Ms. Jennifer Pham misconduct (even they could not force Ms. Pham to provide evidence of her legal engagement).
- Case PSD2025_61759 with The Law Society of NSW for Solicitor Ms. Jennifer Pham misconduct, as referred by the Office of Legal Services Commissioner (even they could not force Ms. Pham to provide evidence of her legal engagement).
- Dubious ransomware attack against Waratah Strata Management with secret Bitcoin payment in amount of \$5,052.03 and refusal by the Respondents to co-operate in CIRS-20190810-40.
- Australian Taxation Office case 2410206414046.
- Australian Competition & Consumer Commission case 345200.
- City of Ryde issued yet another warning about fire safety non-compliance on 31 March 2025.
- Significantly underinsured complex by \$23,522,500.00 for buildings in March 2025 with secret insurance commissions in amount of \$13,750.00.

Two fresh cases initiated with Office of Legal Services Commissioner and The Law Society of NSW for Solicitor Ms. Jennifer Pham misconduct in August 2025.