

Strata Plan SP52948 committee meeting dated 1 June 2023, 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).

Agenda was created on 29 May 2023 and scheduled for 1 June 2023. Excluding date of creation and meeting date, only two days were allowed for delivery of notice to all owners. As per Strata Roll dated 31 January 2017, more than 32% of owners had requested postal delivery of notices – that figure is hidden from owners by Waratah Strata Management in subsequent years. Agenda was not sent to Lot 158. Open and repetitive discrimination by Waratah Strata Management, with Mr. Robert Crosbie acting as ringleader.

Agenda was not detailed:



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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 01/06/2023 via Zoom Video/Audio Conference and commence at 06:00 PM.

**Meeting Link:**

Topic: SP 52948 - Strata Committee Meeting  
Time: Jun 1, 2023 06:00 PM Canberra, Melbourne, Sydney

Join Zoom Meeting  
<https://us06web.zoom.us/j/89002810443?pwd=SGI4QTAvNUxzQIR4R1NUUQ1JkNm5SQT09>

Meeting ID: 890 0281 0443  
Passcode: 740250  
One tap mobile  
+61280156011,,89002810443# Australia

Dial by your location  
+61 2 8015 6011 Australia  
Meeting ID: 890 0281 0443  
Find your local number: <https://us06web.zoom.us/j/89002810443>

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 FINANCIAL REPORT**  
That the financial reports for the current financial year be tabled and discussed.
- 3 FIRE SAFETY REPORT**  
That the draft Fire Safety Upgrade Brief prepared by Austech Consulting Pty Ltd is tabled and discussed.
- 5 EV CHARGING**  
That proposals received from electric vehicle charging installers are tabled and discussed.
- 6 GENERAL BUSINESS**  
That any general business items be raised and discussed.
- 7 NEXT MEETING**  
That the date time and location of the next Strata Committee meeting be decided.



PDF metadata showed notice was created on 29 May 2023 at 14:58 hours, not 26 May 2023, as PDF document alleged on page 1:

**Producer:** iTextSharp™ 5.4.3 ©2000-2013 1T3XT BVBA (AGPL-version)  
**Created:** Mon 29 May 2023 14:58:29  
**Modified:** Mon 29 May 2023 14:58:29  
**Format:** PDF-1.4  
**Number of Pages:** 2  
**Optimised:** No  
**Security:** No  
**Paper Size:** A4, Portrait (210 × 297 mm)  
**Contains Javascript:** No  
**Size:** 124.2 kB

Waratah Strata Management website did not contain schedule for the meeting on 30 May 2023:

The screenshot shows a web browser window with the URL <https://www.lookatmystrata.com.au/187035/meetings>. The page features the Waratah Strata Management logo, which includes the word "WARATAH" in large blue letters, "Strata" in red, and "Management" in blue, with a red flower icon. A navigation menu at the top right includes links for CONTACT, FAQ, CHANGE PASSWORD, and LOGOUT. A secondary navigation menu below it includes HOME, OWNERS CORPORATION, PORTFOLIO, REPORTS, MEETINGS (which is highlighted), DOCUMENTS, and MAINTENANCE. Under the MEETINGS tab, there are two buttons: "Scheduled Meetings" and "Past Meetings". Below these buttons, the text reads: "There are no scheduled meetings for this plan".

Screenshot of Waratah Strata Management website shows that minutes of committee meeting dated 25 May 2023 and notice for committee meeting dated 1 June 2023 were created on 29 May 2023 within four minutes of each other (14:54 hours and 14:58 hours respectively):

https://www.lookatmystrata.com.au/187035/documents 67% ☆

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# WARATAH

Strata Management

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Enter Keyword

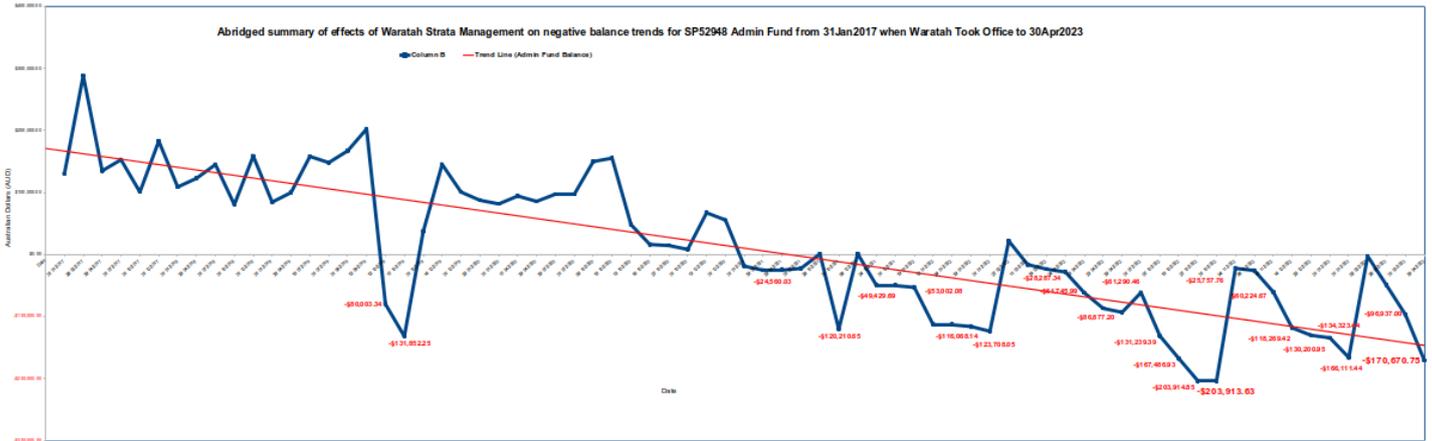
Document Type	Creditor	Description	Date
MINUTE BOOK			29/05/2023
MINUTE BOOK			29/05/2023
MINUTE BOOK			22/05/2023
CORRESPONDENCE			18/05/2023
MINUTE BOOK			28/04/2023
MINUTE BOOK			11/04/2023
Levy Notice		May 2023	20/03/2023
MINUTE BOOK			13/02/2023
CORRESPONDENCE			06/02/2023
MINUTE BOOK			06/02/2023

Results: 1 - 10 / 173 Page 1 / 18 Show rows 10

**Location:** file:///tmp/SP52948-notice-EC-meeting-29May2023.pdf  
**Producer:** iTextSharp™ 5.4.3 ©2000-2013 1T3XT BVBA (AGPL-version)  
**Created:** Mon 29 May 2023 14:58:29  
**Modified:** Mon 29 May 2023 14:58:29  
**Format:** PDF-1.4  
**Number of Pages:** 2  
**Optimised:** No  
**Security:** No  
**Paper Size:** A4, Portrait (210 × 297 mm)  
**Contains Javascript:** No  
**Size:** 124.2 kB

**Location:** file:///tmp/SP52948-minutes-EC-meeting-25May2023.pdf  
**Producer:** iTextSharp™ 5.4.3 ©2000-2013 1T3XT BVBA (AGPL-version)  
**Created:** Mon 29 May 2023 14:54:38  
**Modified:** Mon 29 May 2023 14:54:38  
**Format:** PDF-1.4  
**Number of Pages:** 2  
**Optimised:** No  
**Security:** No  
**Paper Size:** A4, Portrait (210 × 297 mm)  
**Contains Javascript:** No  
**Size:** 81.2 kB

Owners and investors did not receive any information about balances in Admin and Capital Works Funds with negative trend in Admin Fund since 1 February 2017 when Waratah Strata Management took office to 30 April 2023:



For first time in history of strata complex SP52948, thanks to Waratah Strata Management, Admin Fund had continuous negative balance in whole two FY quarters (1 November 2022 to 30 April 2023):

