

Attachment "1"

From the **Chronology of Events** on which our recent **Petition** was based (issued 10/3/2025):

The Owners Corporation of Strata Plan 52948 is functioning MORE THAN satisfactorily, despite enduring 15 plus years of the actions of Lot 158, an ongoing response to having his former place on the Strata Committee reallocated, in an annual owner ballot.

3) The continued frequent and lengthy email/online bombardment of owners by Lot 158, attacks our former Strata Committee Chairmen Bruce Copland, Stan Pogorelsky and John Gore; the Committee, in particular Moses Levitt (dec.); the Caretaker/Building Manager Steven Carbone; and our previous lawyer, Adrian Mueller, and contravenes Special By-law 14: Unreasonable Communications, March 2019. Annexure

a) Lot 158 **Emails from multiple aliases**, for example, just this year:

From **Ria** on January 12, 14, 15, 17 a **fearmongering**:

"I have 52-page document prepared for court with details how far BCS Strata Management, Waratah Strata Management, and Mr. Pogorelsky were prepared to go to defraud owners corporation of their rightful income."

From **dub** on February 14 signing off with a **sarcastic** "have a great weekend" etc.

In Lot 158's own words "no one responds" - possibly because most owners don't accept or read the **repetitive tirades**. (I keep them on file!)

Lot 158 acquires his 'information' through weekly! visits to Waratah Strata Management.

Solution: These intrusive visits should be curtailed.

Lot 158 also makes frequent visits to all seven floors of each of the three towers (other than his own) and the 20 townhouses in the complex, even invading privacy, over the fences of ground floor residents, several of whom are single females, taking photos for his missives. The *intimidation* involved in this process, for example asking people not to come into lifts with him) will be **addressed in Item 5)**

Solution: According to the police speaking to our Caretaker Manager, Steve Carbone, these intrusive visits should also be curtailed.

Lot 158's '**unreasonable communications**' also ignored a letter from our previous lawyer Adrian Mueller, at the end of which he states:

"If you do not comply with that request, and you continue breaching the by-law, the owner's corporation will be forced to consider:

1. Issuing a notice to comply with the by-law against you pursuant to section 146 of the Strata Schemes Management Act 2015; 2.
2. Applying to the Civil & Administrative Tribunal for an order that you pay a monetary penalty if you continue to contravene the by-law after the notice to comply is issued against you;
3. 3. Taking legal action against you in the Civil & Administrative Tribunal to obtain (among other things) an order restraining you from contravening the by-law.

We trust that we have made the position of the owner's corporation clear. **Annexure A: Letter** to Lot 158 on June 5, 2024

b) Online

Below is an abbreviated sample of responses by Lot 158, **the owner of a multitude of websites**, to anyone Googling the following:

SP52948:

NSW Strata Investigative Journalism Annexure B: Screen Shot (highlighting direct quotes)

"audience . . . owners, tenants, investors and potential buyers . . . and "anyone who might be interested in problems with strata schemes in NSW"

"The owner of the website was exposed to multiple threats and intimidation tactics:

Discriminatory By – Law 'Unreasonable communications'"

Safety in Strata Annexure C: Screen Shot

nswstratasleuth.info Annexure C: Screen Shot

"Waratah Strata management warned, about bankruptcy risk and non-compliance with laws" etc.

"Annual general meeting 2022 "did not satisfy requirements of the Strata Schemes Management Act"

Safety in Strata Annexure D: Screen Shot

"BCS misappropriating the scheme's funds" and "secret/undisclosed deals with strata"

vk2cot. Info Annexure D: Screen Shot

"Australian strata fraud investigations" Annexure D: Screen Shot

Or Googling Uniqueco/Steve Carbone:

nswastratasleuth.info Annexure E: Screen shots

"On 19 October 2023, . . . Steve . . . was approached by Lot 158 in person. He was given one-page . . ."

"Dubious contract" - "won" the building

Finally, the website <https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-organised-non-compliant-ordinary-committee-meetings-in-period-2017-to-2023.html>. It seems to be a massive list of all the previous items. At 77Mb it is too big to email.

Joe Spatola has saved the whole page for me as a pdf file. **Annexure F: pdf file**

4) The historical nature of the subject matter in the above 'unreasonable communications', contravenes a directive after our previous CAAT (now NCAT) case with Lot 158.

This case discussed Lot 158's unreasonable **online** response to Special Bylaw 14 (in 3) above.

Suggested solution: Impose the **maximum** \$5500 penalty listed on the NCAT Tribunal website **for continual breaches or if a previous order has not been fulfilled.** This amount matches the \$5000 plus imposed on every, owner 219 of us, **including Lot 158!** by the fire order in 1)

I believe the contents of this statement are true and correct and sets out evidence which I am prepared to give at the tribunal as a witness.

Signature: (on every! page)

Genelle Godbee

Occupation: University Lecturer

Owner (since 2008) **Resident** (since 2008) of Lot 142 in Macquarie Gardens, I Fontenoy Road, Macquarie Park 2113

Committee Member for Strata Plan 52948 (for over 10 years)