

Subject: SUMMARY How Mr. Stan Pogorelsky failed to comply with trade secrets when dealing with strata management contract at AGM 2016

From: SP52948

Date: 17/9/25, 18:42

To: Alex.Tomasko@waratahstrata.com.au, Stan Pogorelsky, Genelle Godbe

Good evening,

Over the next several days, reminder about all four meetings in 2025 being non-compliant (provided to NCAT, Bannermans Lawyers, and committee members on 7 July 2025, and soon shared with other owners in easy-to-review-and-verify format), causing serious legal expenses without valid approvals and disclosure of crucial information that all owners and tenants should have access to.

Bannermans Lawyers, Waratah Strata Management, Uniqueco Property Management, and committee members (with special emphasis on Mr. Stan Pogorelsky), continuously use flawed defence of "privacy" to prevent access to strata files, which will fail at NCAT.

Here is how Mr. Pogorelsky "complied with privacy and trade secrets" when dealing with strata management contract at AGM 2016, whilst unfinancial to vote and be a committee member (without disclosure to owners).

In September and October 2016 (period before Annual General Meeting), Mr. Pogorelsky attended three secret meetings with BCS Strata Management, who never published their agenda and minutes. Such meetings had no validity in law and should not have incurred any costs for owners.

The reason for the meetings was to negotiate smooth renewal of strata management contract, where the second candidate, Waratah Strata Management, was simply supposed to act as dummy (false) option (similar scenario happened at EGM on 30 November 2023 for Uniqueco Property Services contract renewal).

For these meetings in 2016 BCS Strata Management secretly charged \$935.00 (GST incl).

In secret correspondence between Mr. Stan Pogorelsky, Mr. Moses Levitt, and BCS Strata Management on 4 October 2016, Mr. Pogorelsky provided the strata manager with competitor's pricing (Waratah Strata Management), directly allowing BCS Strata Management to adjust their Motion and costs submission for the AGM.

Agenda for the AGM, sent on 4 October 2016, adjusted BCS Strata Management pricing for the strata management contract.

What Mr. Pogorelsky and committee members did not expect at the AGM was the outcome of voting – majority of owners rejected BCS Strata Management's offer.

The agenda, as commonly done in SP52948 to deceive the owners and hide financial status, did not provide compulsory audited accounts. Audited accounts were belatedly sent to some owners on 11 October 2016 (just one week before the AGM on 19 October 2016), not complying with notice period for meetings.

In secret paperwork after the AGM, the following was found by Lot 158 – 10 owners voted to continue strata management contract with BCS Strata Management (Lot 158 was personally notified by strata manager Simon Brikha that most of committee members voted for them - whether that is true is still a matter for investigations).

Whilst unfinancial to vote, Mr. Pogorelsky carried 32 proxy votes out of 52 in total at the meeting.

Mr. Pogorelsky supported and approved 5 proxy votes for his friend and unfinancial committee member Mr. Moses Levitt (Lot 147).

Mr. Pogorelsky supported and approved 2 proxy votes for his friend and unfinancial committee member Mrs. Lorna Zelenzuk (Lot 3).

BCS strata manager Simon Brikha, after losing the contract with SP52948, in the report about

reasons for it, made clear statements that he was assured by committee members (including Mr. Stan Pogorelsky), that BCS Strata Management would win the strata management contract renewal. Mr. Brikha also complained about Waratah Strata Management "poaching" the contract (Mr. Robert Crosbie and Mr. Simon Wicks used to work at Pica Group/BCS Strata Management without disclosure to SP52948 owners).

Mr. Stan Pogorelsky then proceeded to sign contract with Waratah Strata Management by increasing the base value from \$21,800.00 to \$23,110.00, against the decision of 49 owners at the AGM and never disclosing it to owners or NCAT in cases SC 20/33352 and SC 20204/00454780 (base salary was the the basis for yearly price increases, so this was not an innocent increase but a calculated effort to defraud owners corporation).

Regards,

—Attachments:—

SP52948-Stan-Pogorelsky-secretly-allowed-Waratah-Strata-Management-pricing-to-be-disclosed-to-BCS-Strata-Management-4Oct2016.pdf	5.1 MB
--	--------