

6 October 2025

## **Annual General Meeting Summary Report of Redstone Owners Corporation No.1 PS828173B**

Hello Members - thank you to all of those that were able to attend the AGM held online via the Zoom meeting platform at 6:00 pm on Thursday 18<sup>th</sup> September 2025

This summary report has been put together to provide an overview of the AGM information and key items that were discussed by members at the AGM. Enclosed you will find a copy of your AGM minutes, please review the minutes and if you have any questions feel free to contact the office of Quantum United Management.

All AGM documentation and these minutes will be available on the Redstone Community App.

### **ANNUAL ACCOUNTS**

Quantum United Management prepared the Redstone PS828173B Financial Statements as at 30<sup>th</sup> June 2025 and financial accounts will be audited by Stannard's. The audited accounts will be available on your Community App once finalised.

### **OWNERS CORPORATION BUDGET AND FEES**

The Owners Corporation Fees will be struck for your lot; however, Villawood has agreed to be responsible for these fees up until Club Redstone opening. As outlined within the contract of sale (clause 20.3.1), the owners corporation fees are anticipated to commence at \$1,200.00, excluding GST, per annum per lot.

### **COMMITTEE & COMMUNITY WORKING GROUPS**

The newly formed committee will meet together to assist in ensuring the effective and efficient management of the whole community.

The Committee will assist with fostering, enhancing and promoting a sense of community through the implementation of a calendar of events. The Committees also provide a forum for ideas for improvement or maximising the community value that can be achieved from the wonderful assets within Club Redstone and feed suggestions and recommendations through for the consideration of the Board of Club Redstone.

We look forward to working with the new committee over the coming year and thank them for volunteering to assist your community.

Should you have any questions, please contact the office of Quantum United Management.

Yours sincerely,



Selena Len  
Client Manager  
Quantum United Management  
Owners Corporation No. 1 PS828173B

**NOTICE OF INTERIM RESOLUTIONS OF THE  
ANNUAL GENERAL MEETING OF OWNERS CORPORATION  
No.1 PLAN OF SUBDIVISION 828173B**

This notice serves as notice as required under section 78 (2 & 3) of the Owners Corporation Act 2006.

Interim resolutions become resolutions of the Owners Corporation:

- a. subject to paragraphs (b) and (c), 29 days from the date of the interim resolution; or
- b. if notice of a special general meeting is given within that 29-day period and the meeting is held within 28 days after the notice is given, only if confirmed at that meeting; or
- c. if notice of a special general meeting is given within that 29-day period and the meeting is not held within 28 days after the notice is given, at the end of that 28-day period.

**Note:**

The effect of subsection (4) is that an interim resolution cannot be acted on for 29 days after it is made but if notice of a special general meeting is given within that 29-day period, the interim resolution cannot be acted on until the resolution is confirmed at that meeting (which must be held within 28 days after the notice is given) or if the meeting is not held, until the end of that 28-day period.

**MINUTES OF THE ANNUAL GENERAL MEETING  
OF OWNERS CORPORATION No. 1 PLAN OF SUBDIVISION 828173B HELD ON**

**Date:** Thursday, 18<sup>th</sup> September 2025

**Time:** 6:00 pm

**Place:** The meeting was held online using the Zoom meeting platform

**Meeting Opened at 6:03 pm**

**1. Attendances & Apologies**

**Lot Owner/s present & eligible to vote:**

Lot 206 - Mr Bradley Luke Singleton  
Lot 211 - Miss Janet Maureen Moffat  
Lot 213 - Tabitha Nicole McLeod  
Lot 234 - Mr James Michael Rossitto & Mrs Jaimi Lisa Rossitto  
Lot 305 - Hemanth Kumar Veerathu  
Lot 310 - Michael James Osborne  
Lot 312 - Adam Cameron Michael Larter & Ebony Maree Larter  
Lot 405 - Thomas Daniel Schmidt  
Lot 421 - Kelly Anne Trivett  
Lot 439 - Natasha Jane Child  
Lot 504 - Kumbirai Nzenza & Tafadzwa Patricia Nzenza  
Lot 612 - Tobias Charles Tresise & Lee Zachery Taylor  
Lot 625 - Madona Urbano Cumlat & Joey Gregory Bilango Cumlat  
Lot 633 - Gregory Stewart Binnie Fleming & Megan Louise Fleming

Lot 745 - Gayani Ayoma Karunaratne & Palitha Mahendra Samarasekera Karunaratne  
 Lot 748 - Keyura Ashish Shah  
 Lot 811 - Charlotte Gujer  
 Lot 821 - Belinda Marie Adams  
 Lot 938 - Shaikh Sikandar Alam & Sahenaz Parwin  
 Lot 1055 - Christelle Martine Louis  
 Lot 1128 - Lyann Grace Abad Serrano  
 Lot 1140 - Jannine Olive Ryan

**Also Present:**

Tharanga Edirisuriya and Selena Len representing Quantum United Management Pty Ltd.

**Apologies:**

No apologies were received

**2.**

**Proxies**

**Owners represented by proxy & eligible to vote:**

**Lot owners who provided a proxy:**

**Proxy in favour of:**

Lot S8	James Small
Lot S18	James Small
Lot S21	James Small
Lot S24	James Small
Lot S25	James Small
Lot S26	James Small
Lot S29	James Small
Lot 529	James Small
Lot 531	James Small
Lot 532	James Small
Lot 542	James Small
Lot 545	James Small
Lot 554	James Small
Lot 568	James Small
Lot 638	James Small
Lot 741	James Small
Lot 807	James Small
Lot 808	James Small
Lot 837	James Small
Lot 838	James Small
Lot 930	James Small
Lot 1006	James Small
Lot 1023	James Small
Lot 1025	James Small
Lot 1026	James Small
Lot 1047	James Small
Lot 1052	James Small
Lot 1053	James Small
Lot 1054	James Small
Lot 1060	James Small
Lot 1061	James Small
Lot 1062	James Small
Lot 1063	James Small
Lot 1064	James Small
Lot 1065	James Small
Lot 1066	James Small

Lot 1067	James Small
Lot 1069	James Small
Lot 1072	James Small
Lot 1073	James Small
Lot 1076	James Small
Lot 1077	James Small
Lot 1078	James Small
Lot 1079	James Small
Lot 1080	James Small
Lot 1081	James Small
Lot 1082	James Small

**3. Quorum & Entitlement to Vote**

A Quorum was achieved and that all decisions made will be decisions of the Owners Corporations.

**4. Chairperson of the AGM**

Members present agreed to appoint Tharanga Edirisuriya representing the Owners Corporation as the Chair of the Annual General Meeting.

**5. Acceptance of Minutes**

**RESOLUTION:** It was resolved that the Minutes of the previous Annual General Meeting of Owners Corporation No.1 PS828173B held on 5<sup>th</sup> July 2021 be adopted and signed as a true and correct record.

*Motion carried*

**6. Reports**

**6.1 Manager's Report / Section 126 of the Owners Corporation Act 2006**

Manager's Report was tabled.

**6.2 Committee Report / Section 115 of the Owners Corporation Act 2006**

Committee Report forms part of the Manager's report was tabled.

**6.3 Dispute Resolution Report / Part 10 of the Owners Corporation Act 2006**

There were no disputes lodged under this section to report.

**7. Finance:**

**7.1 Annual Financial Statements for the period ending 30<sup>th</sup> June 2025**

**RESOLUTION:** It was resolved that the Owners Corporation adopt the Annual Financial Statements for the period 1<sup>st</sup> July 2024 to 30<sup>th</sup> June 2025.

*Motion carried.*

**7.2 Owners Corporation Budget for the period 1<sup>st</sup> July 2025 to 30<sup>th</sup> June 2026.**

**RESOLUTION:** It was resolved that the Owners Corporation adopt the Budget as tabled for the financial year **1<sup>st</sup> July 2025 to 30<sup>th</sup> June 2026** and to use its funds for all of the approved budgeted expenses.

*Motion carried.*

**7.3 Penalty Interest on Arrears**

**RESOLUTION:** It was resolved that pursuant to section 29 of the Owners Corporation Act 2006 the Owners Corporation may charge interest at the maximum rate of interest payable under the Penalty Interest Rate Act 1983 on any money owed by a member to the Owners Corporation after the due date.

*Motion carried.*

#### **7.4 Waiving of Penalty Interest on Arrears**

**RESOLUTION:** It was resolved that the Owners Corporation delegates to the Manager the powers of the Owners Corporation to waive interest on arrears when finalising payment of arrears

*Motion carried.*

#### **7.5 Debt Recovery**

*The Owners Corporation will need to approve the engagement of a debt recovery firm to commence VCAT action or enforce any Magistrates Court Orders that have not been paid in full, this may involve costs that will be raised against the lot for recovery. The action may include the engagement of the Sheriff, Summons to Oral Examination, garnishee of wages or bank accounts, bankruptcy action or foreclosure on assets.*

**RESOLUTION:** THAT the Owners Corporation instruct Quantum United Management to engage a debt recovery firm to commence Owners Corporation Fee recovery if there are unpaid fees that are equal to or above the annual of the Owners Corporation Fees.

*Motion carried.*

#### **7.6 Cost Recovery**

**RESOLUTION:** It was resolved that the Owners Corporation may recover, as a debt due from the person or persons in default or breach, the costs, charges and expenses incurred by the Owners Corporation, (but excluding the personal time cost of any person acting in an honorary capacity including the Chairperson, or Committee member of the Owners Corporation) arising out of any default or breach, by any lot owner, or occupier of a lot, of any obligation under the Owners Corporation Act 2006 or the Owners Corporation Regulations 2018 or the Rules of the Owners Corporation.

*Motion carried.*

### **8. Insurance:**

#### **8.1 Review of Current Insurance Cover:**

**RESOLUTION:** It was resolved that the Insurance cover details for the Owners Corporation required by Division 6 of the Owners Corporation Act 2006 be noted, details of which are outlined below, and that the Owners Corporation approve the renewal of the policies on the renewal date noted below:

Public Liability Cover	
Name of Company:	CHU Residential Strata Insurance
No. of Policy:	HU0006143775
Insured:	Owners Corporation No.1 PS 828173

Buildings Covered:	
Building	\$20,000
Common Area Contents	\$0
Loss of Rent & Temp Accommodation	\$ 3,000
Liability	\$ 30,000,000
Voluntary Workers	\$ 100,000/\$1,000
Fidelity Guarantee	\$ 250,000
Office Bearer's Legal Liability	\$ 1,000,000
Government Audit Costs	\$ 25,000

Appeal expenses – health & safety breaches	\$ 100,000
Legal Defence Expenses	\$ 50,000

Renewal Date: **4<sup>th</sup> March 2026**

*Motion carried.*

## **9. Owners Corporation No.1 PS828173B Committee**

### **9.1 Election of Owners Corporation Committee Members:**

#### **Committee Member 1:**

**RESOLUTION:** It was resolved that Kelly Anne Trivett is elected onto the committee of the Owners Corporation as passed by simple majority votes.

*Motion carried.*

#### **Committee Member 2:**

**RESOLUTION:** It was resolved that James Small is elected onto the committee of the Owners Corporation as passed by simple majority votes.

*Motion carried.*

#### **Committee Member 3:**

**RESOLUTION:** It was resolved that Janet Maureen Moffat is elected onto the committee of the Owners Corporation as passed by simple majority votes.

*Motion carried.*

#### **Committee Member 4:**

**RESOLUTION:** It was resolved that Natasha Jane Child is elected onto the committee of the Owners Corporation as passed by simple majority votes.

*Motion carried.*

## **10. General Business**

### **10.1 Sacred Drive Road**

Residents inquired about the possibility of the Sacred Drive road opening onto the main road to provide an additional entry and exit point for the estate. The Manager informed them that this matter is overseen by either the council or the Developer. The Manager will engage with both parties to seek clarification on this issue. Further updates will be communicated to residents through a newsletter.

### **10.2 Northvale's Park – Who is responsible**

It has been observed that while the Owners can communicate concerns to the council on behalf of the owners corporation, it would be beneficial for the Owners Corporation to establish a working group. This group would allow lot owners to collaboratively discuss ideas regarding alterations or improvements to the local park. Subsequently, the representative of this working group could effectively liaise with the council to address community concerns. It is important to note that the Owners Corporation does not provide clarification on reserve land, as this falls outside the scope of its legislative responsibilities. The Owners Corporation is

responsible for maintaining and managing common property areas, which do not include council land.

The Manager will reach out to the Developer and the council to seek clarification on the entity responsible for maintaining the park reserve. Further updates will be communicated to the community through a newsletter.

**10.3 Owners Corporation Responsibilities**

It was determined that the Owners Corporation's sole responsibility concerning the estate pertains exclusively to Club Redstone. The Owners Corporation does not possess authority over the roads, parks, nature strips, or trees. Its obligations are confined to the upkeep of Club Redstone and compliance with the registered regulations governing the Owners Corporation.

**10.4 Management of Trees on the nature strips**

During the Annual General Meeting, residents inquired about the responsibility for maintaining the trees located on the nature strips. The Managers clarified that this responsibility lies with either the developer or the local council and is not within the responsibility of the owners corporation. The manager will reach out to both parties to ascertain the responsible entity and will communicate this information through a newsletter to ensure residents are kept well-informed.

**10.5 Compliance Inspections Clarification**

It was noted that a newsletter was distributed to the community regarding the compliance inspections scheduled to take place at the estate. It was brought to our attention that further clarification is required concerning the responsibilities for specific items.

The manager indicated that the owners corporation has the authority to direct matters in accordance with the registered rules of the owners corporation, while other items fall under the jurisdiction of the Developer/DAP as outlined in the design guidelines, which are specified in your contract of sale obligations.

The Owners Corporation will send a courtesy letter to lot owners regarding the design guidelines. However, this feedback will be communicated to the Developer should they choose to address the matter further. The design guidelines encompass elements such as front garden landscaping, artificial turf, and letter boxes.

A newsletter will be distributed to the community, which will include the Registered rules and design guidelines for members to review.

**11. Close of Meeting**

Meeting closed at 6:56 pm