**The Management Corporation Strata Title Plan No. 608**
**Minutes of the 3rd Council Meeting of the 42nd Management Council**

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| Date | : | 26th August 2026 |
| Time | : | 3.00 p.m. |
| Venue | : | Management Office<br>#B1-05A High Street Centre, S179094 |

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| Present | Mr. Deepak Gurnani | Chairman |
| | Mr. Johnny Ong | Vice Chairman |
| | Mr. Andy Kirpalani | Secretary |
| | Mr. Harry Gurnani | Treasurer |
| | Mr. Eddie Lee | Council Member |
| | Mr. Linus Lim | Council Member |
| | Mr. Shawn Yang | Council Member |
| Absent with apologies | Mr. Tarun Gupta | Council Member |
| | Mr. Ramchandra Hegde | Council Member |
| In Attendance | Mr. CK Khoo | Managing Agent |
| | Mr. Alan Tan | Management Staff |
| | Ms. Leelavathy | Management Staff |

At 2.40 pm, members present welcomed Mr. Alvin Lee from M/s ADA, who gave a presentation on his company and the potential application of its AI technology to our building.

Mr. Lee explained that ADA's AI technology can be integrated with our existing CCTV systems through a background system developed by the company. The system can function as an additional layer of support to our current CCTV infrastructure, whether it is an older analogue system or a newer IP-based system.

With this enhancement, specific instructions can be programmed for individual cameras to detect and identify various activities or irregularities. These may include persons loitering along corridors, smoking in prohibited areas, overflowing rubbish bins, or any other conditions that we may wish the system to monitor. When an incident is detected, an alert can be sent to the security personnel so that appropriate action can be taken promptly.

Mr. Lee also provided the example of a hotel environment. Instead of requiring housekeeping staff to conduct regular floor-by-floor patrols to identify rubbish or food trays left outside guest rooms, the AI-enabled CCTV system could detect these items and automatically alert the housekeeping department. Staff could then be dispatched to clear the items as and when they are detected.

Similarly, the system could be programmed to identify a range of other irregularities within and around the building, based on requirements predetermined by management. This could potentially reduce the need for routine patrols and clocking rounds, allowing security and operational staff to focus their efforts more effectively while maintaining a higher level of monitoring and responsiveness.

All present were impressed with Mr. Lee's presentation and the services he could provide. The meeting requested Mr. Lee for an official proposal and quotation for consideration.

With that, the meeting thanked Mr. Lee for his presentation and time.

At this time, there being a quorum, the council meeting was called to order at 3.10 p.m.

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| | | **ACTION BY** |
| **1.0** | **TO CONFIRM THE MINUTES OF THE 2ND COUNCIL MEETING** | |
| | There being no comments, the minutes were confirmed as proposed by Mr. Harry and seconded by Mr. Andy. | **Info** |
| **2.0** | **MATTERS ARISING** | |
| **2.1** | **FORCE SALE** | |
| | As discussed at the last meeting, MA wrote to M/s Aequitas asking for a discount price and preferably a capped fee. M/s Aequitas, however, has yet to revert with a definite reply. MA would follow up and keep members posted. | **MA** |
| **2.2** | **TO REVIEW AND DISCUSS DRAFT ENERGY PERFORMANCE CONTRACT** | |
| | MA updated that the realized savings for the month of July 2026 were 208,115 kWh, with a surplus over guaranteed savings of $9,640, bringing the total accumulated surplus to $1,162,246. | **Info** |
| **2.3** | **CERTIFICATE OF COMPLETION (CSC) FOR THE RECLADDING WORKS.** | |
| | MA updated that Alan and Mr. Tay had been going around the podium trying to trace the lightning conductors. | **MA/Linus** |
| | MA was pleased to report that the team had successfully located the two lightning conductors of concern. Interestingly, the conductors had been concealed using cable tracks and pipes. They were not hidden behind the cladding, as initially suspected, but instead ran within the building and staircases. | |
| | This is a very positive development, as it eliminates the concerns and costs associated with having to carry out works to the cladding. | |
| | However, the trails of the conductors ended at the stretch of staircase between Levels 5 and 6. MA is working with M/s Goldhill to carry out further investigations and would will keep members updated on further developments. | |

In the meantime, the meeting also suggested that Mr. Linus check with their architects and project consultants if they have any lightning protection system drawings when they converted the carpark to offices.

## 2.4 UPDATE ON LIFTS

**LIFT C** **MA**

MA updated the meeting that the overhauling of Lift C has been completed. However, an issue was identified with the lift shaft brackets and salsis, which is expected to affect all lifts.

Rectification works started with Lift B and have now progressed to Lift C. The works on Lift C are expected to be completed over the weekend, with normal operations anticipated to resume by Monday.

Schindler will subsequently extend the rectification works for the brackets and salsis to the remaining lifts progressively. These works will be carried out at no additional cost to the MCST.

MA will continue to keep members updated on the progress.

**Vandalised Lift PORT**

For the vandalised PORT, Schindler had quoted **$2,964 + GST, amounting to $3,230.76**, for the replacement.

As shared and agreed via WhatsApp, the perpetrator had agreed to reimburse the amount in 4 instalments as follows:

| Instalment | Date | Amount |
|---|---|---|
| 1 | 20-Aug | $930.76 |
| 2 | 10-Sept | $766.66 |
| 3 | 10-Oct | $766.66 |
| 4 | 10-Nov | $766.66 |
| | **Total:** | **$3,230.74** |

The first instalment of **$930.76** was received on **20 August**, as promised.

The meeting then discussed the 10 free PORTS provided to the MCST as part of the PORTS upgrading works. Following discussion, the meeting decided to utilise one of the free PORTS for the replacement of the vandalised unit instead. MA will liaise with the Accounts Department to properly record and account for the agreed instalment payments.

## 2.5 LEASE RENEWALS

Level 30 Office

MA was pleased to confirm that M/s Tito Isaac had paid all outstanding rentals including late payment charges. MA had since released the Tenancy Renewal Agreement as agreed, and the matter closed. **Info**

Lease of open deck at basement facing #B1-11

As confirmed via WhatsApp, the fruit stall would end their tenancy by end of August and the tenant of #B1-11 shall take over the lease of the premises commencing 1st September 2026 for a term of 33 months at $500 a month excluding applicable GST. The License Agreement has since been signed by all parties.

## 2.6 RENOVATIONS CONCERNS FOR UNIT #03-15 AND #03-24

MA updated that while the tenant had gotten all the requisite SCDF approvals for their renovations. The matter was hence closed. **Closed**

## 2.7 AI COURSE

MA shared some courses for consideration. **MA**

The meeting discussed this matter and decided on a 1-day course available. MA would share the details, dates, and venues for selection. All staff and members interested could participate at will.

## 2.8 PROPOSED REPLACEMENT OF CCTV SYSTEM FOR THE TOWER BLOCK LEVEL 7 TO LEVEL 24 PLUS NEW CAMERAS FOR THE PODIUM STAIRCASES

As discussed at the previous meeting, MA circulated the summary of quotations by email for members' review and consideration. **KIV**

However, no decision was reached as the vendors had submitted differing proposals, with costs ranging from $45,000 to $60,000.

Following the presentation by Mr. Alvin Lee at the commencement of this meeting, members agreed to await his proposal and costing before proceeding with further consideration of the CCTV replacement.

## 2.9 LIFT AUDIT

As discussed via email, MA had invited two additional vendors, TUV SUD and Cushman & Wakefield, in addition to SPNG, Lithium and Elevating Studio. **Andy**

There was no response from TUV SUD and Lithium, while SPNG declined the invitation.

MA shared the proposal received from Cushman & Wakefield. The proposal appears to cover only the audit, with no details on the subsequent steps, proposed course of action, or associated fees.

The meeting agreed that Mr. Andy would review the quotation and share his views accordingly.

**3.0 TO CONFIRM AND ADOPT THE ACCOUNTS FOR JULY 2026**

MA went through the circulated summary, highlighting the bank balances, expenses exceeding the budget, and updates on the fixed deposits (FDs). **Info**

Regarding an FD with Maybank maturing the following day, MA circulated the prevailing rates offered by various banks for consideration.

The meeting unanimously agreed to withdraw the maturing FD from Maybank and place the same amount with Sing Finance for a one-year FD tenure at an interest rate of 1.55% p.a.

There being no further queries, the statements were adopted as proposed by Mr. Johnny and seconded by Mr. Linus.

**4.0 ANY OTHER BUSINESS**

**4.1 TENANCIES**

MA informed the meeting that the following tenancies were due to expire in the coming months: **MA**

**Lease of #02-104C**
The meeting decided to offer an extension under the same terms and conditions.

**Lease of #02-04F**
The meeting agreed to the tenant’s offer of a 2-year extension under the same terms and conditions.

MA would update the tenants accordingly.

**4.2 CONTRACT FOR THE PROVISION OF CLEANING SERVICES**

MA highlighted that the existing cleaning contract with M/s Evergreen is due to expire at the end of November 2026. **MA/Harry**

As some SPs had raised concerns at the last AGM regarding the ever-increasing costs arising from the Progressive Wage Model (PWM), MA subsequently met with M/s Evergreen to discuss how the costs could be better managed while maintaining the required level of service.

M/s Evergreen has since submitted a proposal for a two-year renewal on the following terms:

**Year 1: December 2026 to November 2027**

- Maintain the existing contract rate of $43,000 per month.
- Reduce one manpower from the day shift.
- Provide a ride-on scrubbing machine.
- Provide three open-top containers (skip tanks) per year.

**Year 2: December 2027 to November 2028**

- The same provisions as Year 1.
- Monthly contract rate to increase to $48,900.

The meeting discussed the proposal at length. After deliberation, the meeting decided as follows:

1. MA to invite two additional tenders for comparison and evaluation;

2. Mr Harry to negotiate further with M/s Evergreen on the proposed renewal terms and pricing.

There being no other business, the meeting ended at 4.25 pm.

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Deepak G Gurnani (Mr.)
Chairman