The Management Corporation Strata Title Plan No. 608
Minutes of the 1st Council Meeting of the 42nd Management Council

Date	:	26 June 2026
Time	:	3.00 p.m.
Venue	:	Management Office #B1-05A High Street Centre, S179094

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

There being a quorum, the meeting was called to order at 3.10 p.m.

ACTION BY

1.0 42ND MANAGEMENT COUNCIL

1.1 TO ELECT THE OFFICE BEARERS OF THE 42ND MANAGEMENT COUNCIL

All present unanimously agreed to the election of Office bearers as follows: **Info**

Mr. Deepak Gurnani	Chairman
Mr. Johnny Ong	Vice-Chairman
Mr. Andy Kirpalani	Secretary
Mr. Harry Gurnani	Treasurer

1.2 TO APPOINT THE AUTHORIZED SIGNATORIES

The meeting decided that all the 4 office bearers elected shall be the authorized signatories. **Info**

1.3 DECLARATION OF INTEREST

The meeting referred to the list of MCST's term contractors attached. All members present declared no interest in any of the companies listed as of 26th June 2026. MA was to check with the rest of the members who were not present at the meeting. **Info**

1.4 FINANCIAL PROTOCOL AND ARREARS RECOVERY PROCEDURE

MA referred the meeting to the attached arrears recovery procedure determined by the last (41st) Management Council. The meeting agreed to continue with the same procedures as follows: **Info**

On arrears in maintenance contributions:

1) To send a demand letter after 3 months in arrears.
2) To send a legal letter after 6 months in arrears.
3) To lodge charge after 12 months in arrears.
4) If the arrears remain unpaid for 24 months, to issue Final Letter giving the SP 60 days to pay, failing which MCST shall reserve the right to initiate the recovery process via auction of SP's unit, with the final decision at the discretion of the Management Council.

On tenancy arrears:
MA was tasked to chase for payment for arrears exceeding the rental deposit and to proceed with eviction notice otherwise.

2.0 AGM MATTERS

2.1 TO ADOPT THE DRAFT MINUTES OF THE 42nd AGM

There being no other queries, the draft minutes were unanimously adopted for presentation at the next AGM. **Closed**

2.2 APPOINTMENT OF MANAGING AGENT

As agreed during the last contract discussions, the Meeting agreed to the re-appointment CREMS as the Managing Agent for another term at $6,000 a month. **Closed**

2.3 APPOINTMENT OF AUDITOR

MA circulated the summary of quotations for review and discussion. The meeting unanimously agreed to renew the services of DRC Growell for the financial year February 2026 to January 2027 at $2,850. **MA**

2.4 FORCE SALE

MA circulated a summary of quotations from 3 legal firms for review and consideration. **MA**

As the scope and prices varied quite substantially, the meeting discussed and decided to invite more quotations from Tito Isaac and Teo Keng Sing for review and consideration. MA was to write to them according and to loop in the Office Bearers.

3.0 TO CONFIRM THE MINUTES OF THE 11th COUNCIL MEETING OF THE 41ST MANAGEMENT COUNCIL

There being no comments, the minutes were confirmed as proposed by Mr. Harry and seconded by Mr. Andy. **Closed**

4.0 MATTERS ARISING

4.1 TO REVIEW AND DISCUSS DRAFT ENERGY PERFORMANCE CONTRACT

MA updated that the realized savings for the month of April 2026 was 212,086 kWh, with a surplus over guaranteed savings of $10,276, bringing the total accumulated surplus to $1,131,525. **Info**

4.2 CERTIFICATE OF COMPLETION (CSC) FOR THE RECLADDING WORKS.

As updated via WhatsApp group chat, MA was pleased to confirm that MCST had finally obtained the CSC for the recladding works. On that note, the meeting decided to release the final payments to CIAP. **MA**

On the lightning system deficiencies, MA was still working with the vendor for a solution. MA would update once the proposals are in.

4.3 UPDATE ON LIFT PORTS

MA updated the meeting on the situation with lift C. **MA**

MA had sent emails to Schindler demanding clarification on what is wrong with Lift C. While Schindler’s maintenance team had suggested some issues with the bearings, another team had since shut down the lift citing problems with the “stator” to which they have since quoted in excess of $$39,000 for repairs.

They have since reverted with an additional 5% discount (10% in total), but have not replied to their different diagnosis of the issue.

With this, Andy suggested that it may be prudent to get an independent 3rd party to access Schindler's diagnosis of the problem.

After a lengthy discussion, the meeting decided for MA to explore the independent consultant and revert with quotations for consideration, while we await the reply from Schindler.

For another email chaser, Andy suggested that MA include the Office Bearers in the email loop. MA acknowledged it and will do so in future.

4.5 LEASE RENEWALS

<u>Level 30 Office</u>

As confirmed via email, MA reiterated the new terms of the contract as follows: MA

a) $5.25 Psf. for the first 3 years;
b) For the subsequent 3 years, rent increase to be capped at 10%.

Tito Isaac had since signed the renewal contract. Council had also endorsed the said contract at the meeting.

MA updated that while the tenant had topped up the 2-month rental deposit from $64,000 to $80,000, they have yet to pay the rental arrears to date, this agreed as part of the renewal negotiations.

MA would send them another email to inform them that the contract is ready for collection pending settlement of the arrears. Office bearers shall again be included in the email loop.

<u>Lease of open deck at basement facing #B1-11</u>

MA updated that the new tenant (selling fruits) had agreed to take up the space at $500 rental plus$150 for utilities. The contract had since commenced 1st June 2026 for a term of 2 years. MA

On the last Tenant, MA updated that they still owe MCST $912.93. Attempts to contact the owner were in vain as she refused to reply to WhatsApp messages nor answer her mobile. MA also visited her other outlet at Ubi Ave 3 twice, but did not get to meet her. MA had since sent her a final demand letter to pay within 14 days of the date of the letter, failing which MCST would have no choice but to take legal action to recover the monies due. The tenant has until 3rd July to respond.

The meeting further discussed and decided for MA to proceed with Small Claims if payment remains outstanding.

5.0 TO CONFIRM AND ADOPT THE ACCOUNTS APRIL & MAY 2026

MA went through the circulated summary, highlighting bank balances, expenses exceeding budget and FD updates. Info

The meeting also confirmed the decision to open an FD account with Sing Finance.

With that, the Chairman again suggested for MA to review the bank balances to see if we could increase or put in new funds with Sing Finance. MA was to monitor and advise.

There being no queries, the statements were adopted as proposed by Mr. Harry, Seconded by Mr. Johnny.

6.0 ANY OTHER BUSINESS

6.1 PROPOSAL FROM SPX EXPRESS TO PUT IN SHOPPEE LOCKERS AT HIGH STREET CENTRE

As shared via email, SPX Express is willing to pay MCST $4,800 a year (after negotiations) upfront for putting in Shoppee lockers in High Street Centre, including utilities. MA/Andy

While majority members were receptive of the proposal, the Chairman shared some concerns after reviewing their agreement:

1) MCST appeared to be held responsible for any damage, vandalism etc. to the lockers:

2) Over and above the lockers, MCST was to allow them to display advertisements, marketing materials, banners etc.

On this, Andy volunteered to look into the proposed agreement and share his thoughts with the rest.

6.2 WIRELESS SG

As part of their plans to put free Wi-Fi for patrons in all shopping malls, Singtel has approached HSC with the offer to install wireless@sg in our podium. This would mean visitors would have access to free Wi-Fi when in the podium. Closed

They would provide and install the necessary equipment at no charge for the first 2 years. MCST would only have to subscribe to their network at $100 a month.

However, should MCST choose to continue the same service after the first 2 years, it would cost $2,000 over and above the monthly subscription for the continuous use of the equipment.

The Council felt as most locals have paid for individual data plans, the meeting decided that this was unnecessary and decided not to go for it. MA acknowledged.

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

Andy shared some feedback on concerns with the renovation works being carried out in the units mentioned. MA

MA explained that both units were taken up by the KTV club at #03-16/17. According to the renovation applications, the 2 units were to be used as offices.

MA had since carried out inspections on the units, only to find unauthorized partitions, air-conditioners and exhaust systems in place. One of the units #03-15 appeared to be designed as a 2-room big KTV setup.

MA has since engaged the tenants for clarification, especially on the partitions which contravenes SCDF regulations. MA also got our building fire systems service provider, Delco Engineering, involved. Apparently, the tenant did not even apply to URA for change of use from shop space to office use.

MA is working closely with Tenant and Delco Engineering to ensure all illegal installations are removed or regularized by relevant authorities. MA would keep members posted on developments.

There being no other business, the meeting ended at 4.15 pm.

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Deepak G Gurnani (Mr.)
Chairman