

The Management Corporation Strata Title Plan No. 608
Minutes of the 2nd Council Meeting of the 41st Management Council

Date : 27 July 2025

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. Eddie Lee	Council Member
	Mr. Shawn Yang	Council Member
Absent with apologies	Mr. Ramchandra Hegde	Council Member
	Mr. Linus Lim	Council Member
In Attendance	Mr. CK Khoo	As 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 TO CONFIRM THE MINUTES OF THE 1ST COUNCIL MEETING OF THE 41ST MANAGEMENT COUNCIL

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

Info

2.0 MATTERS ARISING

2.1 DECLARATION OF INTEREST

MA was to check with Mr. Linus and Mr. Shawn who weren't present at the last meeting. MA confirmed that both had declared no interest in any of the companies listed as of 27th June 2025. The matter was thus closed.

Info

2.2 As discussed at the last meeting, MA was supposed to:

- 1) Apply to AXS for payment of contributions/rentals to MCST
MA had prepared the application form duly endorsed by the Chairman at the meeting.
- 2) To create a community under WhatsApp to share information, reminders of events etc.
MA was to create a test community WhatsApp group page to include members for a trial run.

MA

When ready, MA was to inform all SPs/tenants on AXS implementation, and to invite all SPs to join the community WhatsApp group.

2.3 APPOINTMENT OF AUDITOR

The last meeting decided for MA to counter offer a 10% increase in their fees, but MCST would otherwise agree to the \$3,000 proposed.

MA

MA managed to get them to agree to reduce \$100 from their fees to \$2,900. The meeting agreed.

2.4 TO REVIEW AND DISCUSS DRAFT ENERGY PERFORMANCE CONTRACT

Referring to the attached report, MA updated that the realized savings for the month of June were 223,511 kWh, with a surplus over guaranteed savings of \$24,182, bringing the total accumulated surplus to \$1,059,655 to date.

Info

2.5 NEW BCA MANDATORY PERIODIC FAÇADE INSPECTION (PFI)

MA met up with BCA to follow up on the status of our PFI submission.

MA

It came to light at the meeting that our appointed PE has been very late in submitting updates on the Written Directive (WD) from BCA. The WD was issued in December 2023. MA had addressed all issues in the WD by early Feb 2024 and forwarded to the PE for his onward submission to BCA.

However, for reasons only known to the PE, he only submitted the report to BCA in June 2024, despite assuring MA that he will and had done the submission. BCA was also upset with the PE, for he has also been non-responsive in many other PFI projects he has undertaken and clearly overwhelmed.

The main concern with the PFI for High Street Centre was the dislodged window gaskets. Mr. Lee of BCA expressed his concerns that the gaskets are in place to secure the façade windows and glass. A recent incident of a failing gasket resulted in injury to the public and hence, this is now a major emphasis for BCA.

With that, he strongly encourages MCST to engage professionals to inspect the façade, specifically the gaskets, to ensure the integrity of the cladding works. If MCST should decide otherwise, BCA would come down hard on MCST should any window/cladding falls and cause injury or damage.

He also suggested that MCST consult YKK, since they are the original recladding vendor.

As discussed, and agreed by the majority of members at a separate meeting, MA had reverted to BCA that MCST has agreed to look into the gasket issues.

MA has since contacted YKK on the issue and was referred to their Façade department QS Manager Mr. Ting.

Mr. Ting has since confirmed in writing that the gaskets do not affect the integrity of the façade. The windows/glasses are secured by structural sealant and not the gaskets.

MA had also got confirmation in writing from SS Contract, the vendor who carried out the façade cleaning in January 2024, that they had repaired/remove all loose gaskets during the process.

With the above, MA is planning to meet up with BCA again to see if BCA can accept that MCST had attended to the loose gaskets, and more importantly, that the gaskets do not affect the integrity of the façade.

Having said that, it has been more than 20 years since the cladding works in 2007, and it may be prudent for MCST to check the façade, this Mr. Ting of YKK advised. The estimates would cost more than \$100K including PE endorsement.

MA would seek BCA's position on the façade inspection, if BCA can accept that the gaskets do not affect the integrity of the cladding works, or if BCA is expecting MCST to engage YKK each time for the 7-yearly PFI going forward.

As for the PE, he has not responded to the BCA queries since the meeting, MA suggested that we will engage a separate PE, if necessary, to try and close the PFI. MA would write officially to the PE and would not pay him the balance \$18,400 for he has failed in getting the PFI approved by BCA. MA would keep members posted on the outcome of the meeting with BCA.

While the follow-up actions were good, Council was concerned that the MA's actions were reactive. MA and the team should have followed up closely with the PE and not allowed matters to escalate to this point. Council was not informed of the delays and the complications up until after the meeting with BCA. MA acknowledged and assured the Council that such things would not happen again. MA was to keep members posted on updates and date of the proposed second meeting with BCA as members may join the meeting if available.

Learning from this experience, the Chairman added that in choosing the right vendor, MCST should look deep into the credentials of the vendor rather going with vendors that provide the most competitive rates going forward.

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

In engaging YKK on the façade issue, MA also asked them about the lightning protection system as they were the main contractor for the recladding works and was the party responsible for engaging the PE for the LPS, this according to CIAP.

MA

Alas, Mr. Ting could not locate the as-built drawing nor confirm the PE used at the time. However, he has recommended another vendor who can assist MCST in this matter.

Mr. Eddie also suggested another vendor, E&M Building Service, that MCST can approach.

MA would follow up accordingly.

Referring to the previous quotations received (based on PE works alone):

Vendor 1 – Syntigro Engineering

Alan had written to them to expand and clarify their scope of work. There has been no response.

Vendor 2 – PIE Pte Ltd

Depending on the 2 new vendors, MA would negotiate further should their quotation remain competitive.

2.7 MANDATORY ANNUAL WATER TANK CLEANING

MA updated that the approval was still pending. MA would keep members updated.

MA

2.8 WASTE PIPE CHOKAGE AT LEVEL 25 APARTMENT FLOOR

The last meeting decided that the 50% offer remains, and payable only upon reimbursement of official receipts submitted.

KIV

MA had informed the SP accordingly, and the latter has officially accepted the offer. MA would proceed to reimburse the SP based on official receipts submitted.

2.9 UPDATE ON LIFT PORTS

The last meeting suggested MA negotiate with Schindler on the 50% downpayment. MA updated that Schindler could not compromise on this as they too must pay in advance to start production work. To expedite work, MA had since released the 50% downpayment as per the contract. MA would update on any progress.

MA

2.10	REPAINTING OF PODIUM AND ENTRANCES AND REPLACEMENT OF LIGHTINGS	
	MA informed the meeting that the vendor had returned twice to address all flaking paint sections.	MA
	In addition, as covered under the contract, the vendor would make any defects good within the 1-year Defects Liability Period.	
	With the above, the vendor has requested the release of the \$3,000 retention sum. The meeting agreed. MA would proceed to prepare and release payment.	
2.11	TO DISCUSS THE GREEN MARK PLATINUM SUPER LOW ENERGY AWARD RECERTIFICATION	
	MA updated that works were in progress and would keep members posted on developments.	MA
2.12	TO REVISIT THE FEASIBILITY OF A LAY-BY AT THE ENTRANCE FACING HIGH STREET PLAZA	
	MA updated that there have been no further updates from EFG building. MA would update members of any progress on this.	MA
2.13	UPGRADING OF MAIN ACCESS ENTRANCE, SECURITY COUNTER, LIFT LOBBY AND LIGHTINGS	
	Some members attended a 2 nd meeting with one of the vendors. The latter has since submitted estimates for review and consideration. The meeting is still awaiting other proposals. MA would share as and when updates are available.	MA
2.14	AGED ELECTRICAL CABLES AND FUSES	
	MA updated that they are working with the building LEW and would revert with his recommendations for consideration.	MA
3.0	TO CONFIRM AND ADOPT THE ACCOUNTS FOR JUNE 2025	
	Council was upset that the statements were not available for the meeting. This has happened before and now reoccurred, and this is a major concern.	Info
	Members then shared their concerns with the current accounts team which CK confirmed was outsourced. At this point, some members offered alternative vendors that they could recommend that can come up with statements within 2 weeks from the closing of the accounts. Members would leave it to CK's company for their consideration and decision.	

CK thanked the council for their suggestion and advise. He apologized for the delay and assured members that the June statements would be ready next week and would be circulated via email to all members.

Based on the debtor listing last month, MA updated the meeting as follows:

On OA for arrears in maintenance contributions,

#02-32

Owner/s could not be reached and failed to turn up in court. The lawyers would follow up accordingly.

#B1-39

As discussed, and decided via email consensus, the appeal from the owner was rejected and our lawyers would proceed as per the last court hearing.

On tenancies, MA updated that #01-04A had paid 1 month, and added another month rent post-dated for 2 weeks. Sai Kitchen has also paid up all outstanding rentals. L30 has also paid for one month, with only current month outstanding. The meeting acknowledged.

4.0 ANY OTHER BUSINESS

4.1 SECURITY/CLEANING

Andy shared feedback that the guards seemed to have slacken in their performance of late. Feedback includes that the guards are not alert, apparently always on the handphone and not monitoring the CCTVs, and at times, caught napping. They should be doing more rounds at the perimeter where many people are smoking in and around the building. MA would advise the agency accordingly.

MA

There was also feedback on rats and cockroaches at Level 3. MA was to step up cleaning, clearing of food waste which is the main source for these pests. MA was to get the pest control to check these areas and monitor closely.

Going forward, the office team is to monitor all these service providers more closely to ensure performance standards.

There being no other business, the meeting ended at 4.05 pm.

Deepak G Gurnani (Mr.)
Chairman