The Management Corporation Strata Title Plan No. 608
Minutes of the 2nd Council Meeting of the 42nd Management Council

Date	:	28th July 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. Eddie Lee	Council Member
Absent with apologies	Mr. Linus Lim	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 3.05 p.m.

The meeting welcomed Mr. Felix Neo, the VT Director of Elevating Studio (Singapore) to present his services for the proposed Lift Audit.

Mr. Neo started with the sharing of his past working experiences, including his long service stints with Schindler in particular, and Kone, before joining this new company. Under the new company, he has worked with most lift companies and has vast experience in lift maintenance and audit.

He is well versed with our system in High Street Centre, and understands some of the recent experiences we have, the latest proposed overhaul of Lift C motor.

He proposed that we start with an audit of all the lifts, to narrow down the issues, identify the problems, be it wear and tear or negligence on the part of Schindler, and what to expect in the next few years, for we only carried out a modernization of the lifts where not all lifts parts are new. This would mean that some parts, such as the doors, are more than 30 years old.

The audit report would detail the work to be done, improvements to be made, and they would be working with and checking on Schindler to ensure all the lifts are in good working order and meet all the requirements under BCA.

MCST could also consider further by looking into the contract which Mr. Neo and his team could review, targeting the exclusions under the comprehensive contract to ensure MCST is not short changed.

He would submit his proposal for consideration shortly.

With that, the meeting thanked Mr. Neo for his time, and continued to the agenda.

ACTION BY

1.0 TO CONFIRM THE MINUTES OF THE 1ST COUNCIL MEETING

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

Info

2.0 MATTERS ARISING

2.1 42nd MANAGEMENT COUNCIL – DELCARATION OF INTEREST

MA sent the list of all service providers via email to Mr. Shawn and Mr. Eddie who were both not present at the 1st Council meeting, for declaration. Both members had since declared they have no interest in any of the companies listed.

Closed

2.2 FORCE SALE

MA circulated a summary of quotations from 4 legal firms for review and consideration. Comparing the itemized quotations, MA recommended M/s Aequitas at a fee not exceeding $15,000 per unit.

MA

The meeting discussed and agreed to proceed with M/s Aequitas, but for MA to further negotiate with them for a reduced, and capped fee, preferably. MA would update.

2.3 TO REVIEW AND DISCUSS DRAFT ENERGY PERFORMANCE CONTRACT

MA updated that the realized savings for the month of June 2026 was 221,301 kWh, with a surplus over guaranteed savings of $11,752, bringing the total accumulated surplus to $1,152,607.

Info

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

After assisting in our CSC application with the submission of the requisite LPS audit, M/s Strom followed up on their report and submitted a proposal to trace and repair the 2 disconnected lightning conductors.

MA

The proposal was to start with the podium. If the disjoint is not in the podium, the works would then extend to the tower block.

To carry out the inspection, they may have to open sections of the façade cladding, the cost only determinable then.

Their basic services (trace and repair) would cost up to $17,760 for the podium, and $32,600 if we are to include the tower block.

From the quotation, members gathered that the total cost including the tower block to be $32,600. This is different from what the vendor explained to MA. MA was to clarify and revert.

The meeting also decided for MA to get other vendors to study the issue and revert with more quotations for consideration.

2.5 UPDATE ON LIFT PORTS

MA updated the meeting that the overhauling of Lift C motor was in progress. However, Schindler had since updated that works would take another 2 weeks to complete. MA was to monitor and update. **MA**

2.6 LEASE RENEWALS

<u>Level 30 Office</u>

MA

As agreed via email, M/s Tito and Isaac had paid half the rental for June, and the other half to be made by 31st July. MA was to follow up and chase for July and August rental to close the matter.

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

The last meeting decided for MA to proceed with Small Claims for the outstanding rental owed by the last chicken rice vendor. MA updated that small claims were not available to MCST under the circumstances. With that, the meeting discussed and decided to issue a legal letter for recovery of the arrears. MA would proceed accordingly.

2.7 PROPOSAL FROM SPX EXPRESS TO PUT IN SHOPEE LOCKERS AT HSC

As updated via email:

SPX (Shopee Lockers) **Info**
Agreement has been signed. The lockers shall be deployed by 5th August.
Terms: $400 a month for a year commencing 5th August 2026.

New 'FLOW' Coffee Vending Machine
Agreement has been signed and vending machine already operational.
Terms: $250 for initial 3-month trial period & $300 thereafter, commencing 20th July 2026.

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

MA updated that while the tenant has been cooperative, they have yet to comply fully, with the SCDF submissions still pending, this a fire safety concern. **MA**

MA had sent an email to the tenant, cc to the owners, for them to regularize all infractions by August 3rd failing which the Management would have no option but to report to the relevant authorities. MA would keep members posted.

3.0 TO CONFIRM AND ADOPT THE ACCOUNTS FOR JUNE 2026

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

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

4.0 ANY OTHER BUSINESS

4.1 AI COURSE

With the advancement in AI, MA suggested for MCST to consider sending the staff for AI courses, at MCST's expense. **MA**

Members were receptive of the suggestion, and decided to extend the offer to all council members interested as well. MA was to find out about the courses available and costs for consideration.

4.2 TECHNICIAN HAN

MA shared that Han is experiencing problems with his knee, and after seeing a specialist and receiving Platelet-Rich Plasma Injection, the doctor had said that a full recovery could take 2 to 4 months. **MA**

MA was concerned that we could not risk Han carrying out certain tasks, and with Mr. Tay also operating at a reduced capacity, MCST may need to consider another out-sourced technician.

MA had insisted that Han get an official report from the doctor, and for the doctor to declare if Han is fit for duty.

If Han cannot operate at full capacity, the meeting discussed and decided for MA to work something out with Han if the need arises, such as to take a pay cut for less duties until full recovery, while using the difference to subsidize a temporary outsourced technician.

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

MA

MA informed the meeting that the DVRs and the cameras covering the tower block have already surpassed their lifespan. Some cameras and DVRs were down.

Andy has also suggested installing cameras in all the podium staircases, this after reports of many cigarette butts found in the area.

With all the above, MA had invited M/s Biztech, the vendor who replaced the entire podium CCTV system, to look into the aging system.

Their diagnosis was as followed:

1. The aging system is of the old technology, with no AI nor modern IP recording;
2. 2 DVRs and 12 cameras were already down;
3. To carry out diagnosis of the DVRs and the 12 cameras individually would require a lot of time, meaning manpower costs. More work is expected on the other aging equipment from time to time;
4. That being the case, and with new cameras to be introduced to the podium, they recommended a full system upgrade instead, as they did with the podium system.

With that, MA had invited quotations for replacing the entire aging system, the costs ranging from $41,000 to $60,000.

That aside, MA also suggested that the Management could look into the existing system and try to repair and reinstate the system wherever possible as we move along. This could save some substantial expenditure, with another en-bloc exercise looming.

The meeting discussed lengthily on the subject. The general consensus was security is a major concern. With the ongoing en-bloc petition despite, it would take at least 2 years before we can arrive at any conclusion.

With that, the meeting decided for MA to circulate the summary of quotations via email for review and consideration.

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

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Deepak G Gurnani (Mr.)
Chairman