

The Management Corporation Strata Title Plan No. 608
Draft Minutes of the 3rd Council Meeting of the 41st Management Council

Date : 28 August 2025

Time : 3.00 p.m.

Venue : Management Office
#B1-05A High Street Centre, S179094

Present	Mr. Deepak Gurnani Mr. Johnny Ong Mr. Andy Kirpalani Mr. Harry Gurnani Mr. Tarun Gupta Mr. Ramchandra Hegde Mr. Eddie Lee Mr. Linus Lim Mr. Shawn Yang	Chairman Vice Chairman Secretary Treasurer Council Member Council Member Council Member Council Member Council Member
In Attendance	Mr. CK Khoo Mr. Alan Tan Ms. Leelavathy	As Managing Agent Management Staff 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 2nd COUNCIL MEETING OF THE 41ST MANAGEMENT COUNCIL

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

Info

2.0 MATTERS ARISING

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

- 1) Apply to AXS for payment of contributions/rentals to MCST
MA had submitted the application pending AXS reply
- 2) To create a community under WhatsApp to share information, reminders of events etc.

MA

MA tested the “community” WhatsApp group as suggested by some members, only to find that the app allows for communication with the admin. Members shared that there is another avenue which allows for broadcasting only. MA was to check again.

2.2 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 259,746 kWh, with a surplus over guaranteed savings of \$35,777, bringing the total accumulated surplus to \$1,095,432.

Info

2.3 NEW BCA MANDATORY PERIODIC FAÇADE INSPECTION (PFI)

On the façade inspection, MA is still waiting for the quotation form YKK. As this has been long overdue, the meeting urge MA to get the quotation so that we can meet up with BCA to find a resolution to close the issue.

MA

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

Alan updated that 2 other vendors have been approached: one came to site for inspection while another has not responded.

MA

The former did review the available drawings and carried out a site inspection. As the building is cladded, they believe the 8 conductors (2 at each corner of the building as indicated in the drawings) are concealed behind the façade cladding. As for the podium, they could only find 2 out of the 8 lightning conductors at the basement shown in the drawings. The engineer present believed even with the as-built drawings, the 8 points around the basement still fall short of the revised COP. There is major work to be done to meet the revised COP. However, he had since declined to tender for the work.

The meeting expressed disappointment that there has been no progress nor any concrete proposals/quotation presented on the subject.

Alan should have reached out to council or other MAs/contractors for advice or recommendation for other vendors to provide the proper advice to move forward.

CK would help reach out to other MAs/contractors for advice and recommendation.

2.5 MANDATORY ANNUAL WATER TANK CLEANING

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

MA

2.6 WASTE PIPE CHOKAGE AT LEVEL 25 APARTMENT FLOOR

MA updated that the SP is claiming \$1,147.60 in total, with both parties agreeing to 50% reimbursement amounting to \$573.80. MA was to chase the SP for the original receipts to close the matter.

KIV

2.7 UPDATE ON LIFT PORTS

Based on latest communications with Schindler, MA informed the meeting that the new ports are expected to arrive in November 2025.

MA

Schindler also carried out a site survey and reverted as follows:

- 1) 3rd party CCTV equipment is using PORT network, and placed on top of PORT equipment. Kindly arrange CCTV contractor to use dedicated network for CCTV and relocate CCTV equipment.
- 2) Lift motor room air ventilation.

MA had since replied to Schindler as follows:

1) 3rd party CCTV system

Our current port system was studied, advised, proposed and modernized by Schindler.

As part of the modernization then, Schindler was supposed to install CCTV in all the lifts as part of the contract, which they did. However, after the installation, when there were issues with the cameras/monitors, Schindler denied responsibility and couldn't fix the problem, citing that it was not their proprietary product. MCST had to get another vendor in to put in new cameras, which cost MCST up to \$4,000.

Schindler's technician was the one to show us where the original cables/installation of their original CCTVs. MCST only used back in the same place where the cameras were installed, as witnessed by Schindler's technician during the works.

So, please advise MCST how we can correct this, or is Schindler going to put in new cameras for MCST, as per original contract agreement.

2) Lift Motor room ventilation

Again, the modernization of the existing Port System was proposed and installed by Schindler. Was this ventilation problem not an issue back in 2016 when Schindler proposed and installed the port system, but will be a problem going forward?

Do clarify, and advise what can be done.

The meeting noted and urged MA to look into these issues urgently, to be resolved timely to avoid delays to the replacement of the ports.

2.8 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

2.9 TO REVISIT THE FEASIBILITY OF A LAY-BY AT THE ENTRANCE FACING HIGH STREET PLAZA

MA circulated an information email from EFG building which covered some costing to the proposed walkway shelter:

KIV

- 1) 2 proposals from architects ranging from \$80,000 to \$120,000 on consultancy and submission to authorities only. Separate tender is required for building the shelters.
- 2) 1 design and build proposal, including submission to authorities at \$235,000.

Pending a concrete proposal from EFG which also provides for the lay-by, the members discussed it and decided to wait until a comprehensive proposal is put forth.

2.10 UPGRADING OF MAIN ACCESS ENTRANCE, SECURITY COUNTER, LIFT LOBBY AND LIGHTINGS

MA updated that there have been no further proposals from any of the vendors. MA would share as and when updates are available.

MA

2.11 AGED ELECTRICAL CABLES AND FUSES

MA circulated the quotation from the building's LEW for review and discussion.

MA

The meeting acknowledged that the proposed work would have to involve the building's LEW. Council maintained that MA must get other vendors for quotations for comparison, and the LEW's involvement shall be quoted and added separately if needed.

As a protocol going forward, MA was to get at least 3 quotations for all works (except emergency cases), these to be shared with Mr. Andy, Mr. Harry and Mr. Hegde, to be known as the 'focus group' going forward, for evaluation and negotiations before awarding the works. MA could also check with the focus group for any other vendors they could recommend.

MA

2.12 SECURITY/CLEANING

Members met up with the security agency just before the meeting to discuss some feedback and their performance.

Some feedback and follow-up actions required were as follows:

- 1) Guard counter is not manned: or perhaps the counter is too high hence blocking any guards sitting behind the counter which gives the false impression that guards are slouching or not present.
- 2) There may be people staying overnight in the podium units. The night guards are to take notes, check and report back to the management.
- 3) Pub operations - the night shift guards must be on their toes to check on patrons of pubs smoking in and round the building. They should also ensure that pub goers and operators vacate the building after operating hours.

Back to the management, the meeting again reiterated that the cleaning and security services have been lacking, which suggested that supervision from the MA and team is also lacking. MA and the team must improve, monitor and work closely with the vendors to improve standards

3.0 TO CONFIRM AND ADOPT THE ACCOUNTS FOR JUNE and JULY 2025

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

MA

On FD, as confirmed via email, the 2 parcels that matured under RHB amounting to \$651,515.01 were surrendered, and \$650K was to be placed with Sing Finance at 1.5% for 6 months.

MA updated that our FD account with Sing Finance was automatically closed last November due to inactivity. To open a new account would require all cheque signatories to go to the bank for specimen signatures, and this would take time.

In the meantime, MA had checked the rates of the various banks again and found Maybank offering 1.45% p.a. for 6 months tenure.

With that, the meeting decided to place the \$650K with Maybank for 6 months at 1.45% p.a.

On the 2 OA cases,

#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.

Council is mindful that MCST may have to put up a resolution at the next AGM in the event of a forced sale and get it approved as per the regulations requirement.

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

4.0 ANY OTHER BUSINESS

4.1 TO DISCUSS THE ISSUE OF ACCOUNTS STATEMENTS NOT PRESENTED IN A TIMELY MANNER

Council was upset to learn that the accounts department engaged by the MA has not been paid for months, which is the root cause of the delays. The delays also led to penalties for late filing of the quarterly GST.

Info

CK admitted that the company had financial challenges from the onset when he took over, and he could not make ends meet. He was apologetic and was prepared to tender his resignation as the managing agent.

Members deliberated at length in private. And after further discussions with CK, the members unanimously decided as follows:

- 1) To retain the services of CREMS as Managing Agent.
- 2) To use the MA fees to pay off the accounts department and the GST penalties.
- 3) Going forward, the accounts department would be paid by MCST directly and all such paid fees to be deducted from the MA fee.

4.2 REQUEST FROM #02-11 TO USE THE COMMON AREA FOR 2 HOURS TO CONDUCT SOME DRAWING LESSONS

MA informed the meeting of the request from the tenant use the common area just outside their unit to conduct drawing lessons. They will be putting up 2 tables and 10 chairs from 2 – 4 pm on Saturday, 27th September 2025.

MA

The meeting agreed, with no charges this time round. MA was to ensure security and monitor the situation and report back to the management.

There being no other business, the meeting ended at 4.45 pm.