

The Management Corporation Strata Title Plan No. 608  
Minutes of the 4<sup>th</sup> Council Meeting of the 40th Management Council

Date : 3<sup>rd</sup> October 2024  
Time : 3.00 p.m.  
Venue : Management Office  
#B1-05A High Street Centre, S179094

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Present	Mr. Deepak Gurnani Mr. Johnny Ong Mr. Harry Gurnani Mr. Andy Kirpalani Mr. Tarun Gupta Mr. Ramchandra Hegde Mr. Linus Lim Mr. Shawn Yang	Chairman Vice Chairman Secretary Treasurer On behalf of Arun Gupta Council Member Council Member Council Member
Absent with apologies	Mr. Sam Bhojraj	Council Member
In Attendance	Mr. CK Khoo Mr. Alan Tan Ms. Leelavathy	As Managing Agent 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 4<sup>TH</sup> COUNCIL MEETING OF 40<sup>TH</sup> MANAGEMENT COUNCIL**

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

**Info**

**2.0 MATTERS ARISING**

**2.1 TO REVIEW AND DISCUSS THE DRAFT ENERGY PERFORMANCE CONTRACT**

Referring to the attached report, MA updated that the realized savings for the month of August was 215,622 kWh, with a surplus over guaranteed savings of \$21,657, bringing the total accumulated surplus to \$873,394.

**Info**

<b>2.2</b>	<b>NEW BCA MANDATORY PERIODIC FAÇADE INSPECTION (PFI)</b>	Alan updated the meeting that BCA had reverted with work orders, and the matter was being handled by our appointed Structural Engineer. Alan would continue to monitor and keep members posted.	<b>MA</b>
<b>2.3</b>	<b>PROPOSED PUB/BISTROS</b>	Alan updated that there has been few incidents including vomit and cigarettes butts in the common area.  In addition, a new KTV would be taking over Phil Studio (#03-16/17) including all their entertainment licenses.  MA would continue monitoring the situation and update.	<b>MA</b>
<b>2.4</b>	<b>#02-104B</b>	As approved at the last meeting, Alan updated that the art gallery had taken over the premises on a one year lease commencing 1 <sup>st</sup> October at \$700/month excluding applicable GST.	<b>MA</b>
<b>2.5</b>	<b>STAFF ISSUES</b>	CK informed the meeting that the issue with CPF Board has been resolved and the December 2023 contributions including AWS should be deducted from his account within the next 2 days. All staff should be able to receive their contributions within a week thereafter. Alan was to monitor and update.	<b>Alan</b>
<b>2.6</b>	<b>COLLECTIVE SALE RELATED MATTERS</b>	Mr. Johnny confirmed that the collective sale exercise was officially over. The prospect had failed to make the requisite deposits before the collective sale period expired.  With that :	
	<b>2.6.1</b>	<b>To increase the PL &amp; Plate Glass insurance coverage to \$1M</b> The matter is closed.	<b>Closed</b>
	<b>2.6.2</b>	<b>Potential claw back of grant under BCA Green Mark scheme</b> The matter is closed. MA was to update M/s Comfort Management accordingly.	<b>Closed</b>

**2.7.3**      **2.6.3**      **Certificate of Completion (CSC) for the recladding works.**      **MA**  
The matter has to be resolved regardless of any collective sale.  
MA would follow up with CIAP on progress and keep the meeting posted on developments.

**3.0**      **CONFIRM AND ADOPT THE ACCOUNTS FOR AUGUST 2024.**

MA went through the attached summary, highlighting bank balances, expenses exceeding budget and FD updates.      **MA/Andy**

On the FD parcels maturing in October, the meeting discussed and decided as followed:

- 1) Parcel with SCB maturing 4<sup>th</sup> Oct :  
To transfer to Maybank offering 3.1% pa
- 2) 2 parcels with SCB maturing 11<sup>th</sup> Oct :  
To check rates for consideration.  
Mandate to transfer 1 parcel to Maybank if rate remains at 3.1%;  
To consider 1 year placement for both parcels
- 3) Parcel with Maybank maturing 12 Oct:  
To roll over if Maybank rate remains at 3.1%

The meeting then discussed on arrears in maintenance contributions. With the collective sale exercise now over, the meeting discussed the further actions on recalcitrant owners in arrears for 3 years and above.

After much deliberation, the meeting decided for MA to get quotations from lawyers on the recommended course of action and fees going forward. Mr. Andy also volunteered to check with his contacts for rates.

There being no other comments, the statements were adopted as proposed by Mr. Johnny, seconded by Mr. Hegde.

**4.0**      **ANY OTHER BUSINESS**

**4.1**      **BASEMENT GLASS SLIDING DOOR FACING HIGH STREET PLAZA**

MA informed the meeting that one the old sliding doors is down. M/s Entre, the vendor that has been replacing some of the broken down sliding doors, had quoted \$3,500 for replacement.      **MA**

The meeting discussed and decided for MA to get more quotations for consideration.

#### **4.2 MANDATORY ANNUAL WATER TANK LEANING**

MA updated that the tank cleaning is due again.

**MA**

M/s Everrise Maintenance has been doing the job for free from 2018 to 2022 as part of their scope in replacing the roof top tanks 5 years ago.

Last year, they quoted \$1,700, and was awarded the job at \$1,500. This time round they have quoted \$1,800.

MA highlighted that the tank cleaning is no longer a straight forward cleaning of the tanks alone. There is now a series of compliances to meet with, e.g., tank security, safety, access, potential hazards etc. The authorities would engage independent PEs to inspect the tanks and surroundings for compliance. With M/s Everrise already familiar with our tanks, our premises and previous breaches which MCST had to correct in compliance, it would be advisable to stick with them for the time being.

Nevertheless, MA had invited another quote at \$1,660 just to gauge the market rate.

The meeting discussed further and decided to stick with M/s Everrise this time round. MA was to negotiate further if possible.

#### **4.3 CCTV SYSTEM FOR PODIUM**

Alan inform the meeting that one of the DVRs covering the podium was down and needed to be replaced.

**MA**

Just a couple of meetings ago, the Council had just discussed replacing/upgrading the CCTV system for the podium, including new cameras to cover blind spots, and the level one and basement perimeters. The idea was shelved then, in view of the potential en bloc sale of the building.

With the collective sale effectively over, the meeting discussed and decided to relook into the project. MA was to get the vendors to review their quotations then, and to submit their proposals/revised proposals for consideration.

There being no other business, the meeting ended at 3.50 pm.

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Deepak G Gurnani (Mr.)  
Chairman