

The Management Corporation Strata Title Plan No. 608
Minutes of the 4th Council Meeting of the 41st Management Council

Date : 24 September 2025

Time : 3.00 p.m.

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

Present	Mr. Deepak Gurnani Mr. Andy Kirpalani Mr. Harry Gurnani Mr. Tarun Gupta Mr. Eddie Lee Mr. Linus Lim	Chairman Secretary Treasurer Council Member Council Member Council Member
Absent with Apologies	Mr. Johnny Ong Mr. Ramchandra Hegde Mr. Shawn Yang	Vice Chairman 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 3rd 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.

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 DRC form to be endorsed by UOB and sent to AXS
- 2) To create a community under WhatsApp.
Andy tried out a test community with Alan which should work. The meeting then discussed and decided for the Management Office to buy a separate mobile phone and SIMBA SIM card for the sole purpose of this community app.

MA

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 207,328 kWh, with a surplus over guaranteed savings of \$19,003, bringing the total accumulated surplus to \$1,114,435.

Info

2.3 NEW BCA MANDATORY PERIODIC FAÇADE INSPECTION (PFI)

MA shared the quotation from YKK amounting to \$145,000. With this, MA would arrange to meet up with BCA to discuss the need for the work as YKK has put in writing that the loose gaskets do not affect the structural integrity of the building.

MA

As YKK's quotation is very high, the meeting discussed and decided for MA to get at least another alternative quotation to see if BCA could accept the said works to be carried out by another vendor rather than limiting ourselves to YKK.

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

As updated via email, MA met up with CIAP and managed to resolve as follows: MCST do not have to submit Form BCS – C03 – i.e. we do not have to comply with changes to the COP or SS standards than came into place after our cladding works was done. MCST is only now required to engage a QP to inspect the existing system to ensure it is functioning, and submit a maintenance report to BCA.

MA

MA had sent invitations to 10 lightning protection vendors, and 3 had reverted, the lowest being M/s Strom Synergy Pte Ltd at \$2,681.40.

The meeting agreed to go with this first and affordable step and see where it leads.

2.5 WASTE PIPE CHOKAGE AT LEVEL 25 APARTMENT FLOOR

MA has received all the invoices and would reimburse the SP 50% reimbursement amounting to \$573.80.

Closed

2.6 UPDATE ON LIFT PORTS

Based on latest communications with Schindler, MA updated as follows:

MA

- 1) New ports should arrive November 2025.
- 2) Salvaged PORTS should be available by 2nd week of October 2025.
- 3) On CCTV, Biztec had reverted with a quotation @ \$741 to relocate the CCTV equipment. Fiber connection would be looked at when the new PORTS system is in place.
- 4) ACMV – MA had gotten few quotations to investigate replacement of the faulty exhaust fans in the lift motor rooms. Pending confirmation of parts, MA would represent the quotations again for review and consideration.

2.7 TO DISCUSS THE GREEN MARK PLATINUM SUPER LOW ENERGY AWARD RECERTIFICATION

MA updated that work was in progress, with Comfort currently conducting a survey on indoor air quality. MA would keep members posted on further developments.

MA

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

As discussed at the last meeting, MA had accordingly replied to EFG Building. There has been no response from them yet. MA would keep the meeting updated.

KIV

2.9 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

2.10 AGED ELECTRICAL CABLES AND FUSES

MA circulated the summary of quotations from 2 other LEWs for review and discussion.

MA

With our building's LEW, M/s Aldale providing the best rates, the meeting decided to proceed with them at \$16,800 excluding applicable GST. As repairs and replacement parts shall be done during the servicing, MA was to get a schedule of rates from M/s Aldale to ensure that MCST is not overcharged.

2.11 SECURITY/CLEANING

The Security Agency had reported that only staff from Sai Kitchen occasionally stay in unit #03-42. MA had since issued them an official letter to advise that they cannot use the commercial premises for residential use under URA regulations.

MA

MA shared that all their workers normally leave the building when the restaurant closes around 8 pm daily. However, 2 staff usually return to the restaurant after midnight to start food preparations for the next business day. These staff usually work till after 2 am and they would have to start work again around 5 am. As such was the case, these 2 staff sometimes often rested in #03-42 between 2 and 5 am.

With the above, members felt that these staff are not staying on the premises, but rather resting. With that, Members decided to allow this practice conditional upon the staff not cooking, making noise, smoking nor showering in the building. MA was to advise the tenant accordingly.

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

Further to their last request to use the common area just outside their unit to conduct drawing lessons, the tenant is now requesting to serve a buffet this time round, catering for up to 50 pax. The buffet table will be set up along the corridor, with 20 chairs, from 2 – 5 pm on Saturday, 4th October 2025.

The meeting discussed and decided to collect from the tenant \$100 as a deposit to ensure they maintain the area and clean up after use, failing which the Management would use their deposit for the same, the balance to be refunded to them. MA would arrange accordingly.

3.0 TO CONFIRM AND ADOPT THE ACCOUNTS FOR AUGUST

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

MA

On FD, as confirmed via email, the 2 parcels with RHB that expired in August were surrendered, and the combined total of \$650K was transferred to Maybank for 6 months at 1.45% pa.

On the 2 OA cases, CK updated that court judgement was obtained. However, neither SPs have made any payment. MCST could decide on the next course of action, including a force sale. Council would have to take a decision to be table for resolution at the next AGM.

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

4.0 ANY OTHER BUSINESS

4.1 TO DISCUSS THE RENEWAL OF THE LEASE OF COMMON AREA AT LEVELS 8 AND 9 HIGH STREET CENTRE

The meeting discussed and agreed to renew the lease for a further 3-year term under the same existing terms and conditions. MA was to follow up and sign the lease renewals.

Info

4.2 IJOZ VENDING

The chairman noted the popularity of the vendor and suggested that MA invites them to consider putting up their vending machines in HSC. MA would write to them officially.

MA

4.3 BUILDING REPAIR WORKS

MA

MA circulated a summary of quotations for some necessary building repair work for consideration. The works include:

- 1) Repairs to spalling concrete along Riverside entrance.
- 2) Replace cracked/missing tiles at loading bay area.
- 3) Repair de-bonded pebble stone finished paving around the basement grease trap area.

The meeting reviewed the quotations and decided to award the job to M/s Flux Solutions at \$12,500 excluding applicable GST.

4.4 TECHNICIANS

MA updated Council on Mr. Tay's prolonged MC and his extended MC till middle of November 2025. Mr. Tay was uncertain if he would be able to come back to work after his MC ends.

Due to the current situation, the two technicians have to carry out OT to cover the daily operations. Negative feedbacks were given by Council on the existing two technicians.

MA proposed to Council to outsource technician to replace Mr. Tay's position at the moment to stabilize the daily operation.

MA explained the benefits of getting an outsourced technician and the savings for MCST where it will be covered by the outsourced company in terms of CPF contribution, bonus, medical leave, replacement of staff etc. MCST needs to pay one fixed amount to the outsource company for twelve month and thereafter, a revised amount to be agreed by both parties.

If the option for the outsourced technician proves workable, Council could look into getting additional technician to replace the current team if they are not performing well.

Council accepted and approved MA's proposal to try out with one outsourced technician from M/S Aquila Technologies PL.

Also, Council tasked MA to have a word with the two technicians to improve on their service level.

MA noted on the above and would follow up accordingly.

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