

The Management Corporation Strata Title Plan No. 608
Minutes of the 5th Council Meeting of the 41st Management Council

Date : 29 October 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. Ramchandra Hegde Mr. Eddie Lee Mr. Linus Lim	Chairman Vice Chairman Secretary Treasurer Council Member Council Member Council Member
Absent with Apologies	Mr. Tarun Gupta Mr. Shawn Yang	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 4th COUNCIL MEETING OF THE 41ST MANAGEMENT COUNCIL

There being no comments, the minutes were confirmed as proposed by Mr. Andy 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 updated that the payment via AXS is already effective.
- 2) To create a community under WhatsApp.
MA had bought A Samsung mobile Galaxy A07 at \$148. For the Simba SIM card, MCST could not purchase a card as we do not have ACRA. Mr. Andy volunteered to use his company ACRA, while Mr. Harry also offered to use his personal name to purchase the SIM, whichever is cheaper. MA would work with them to proceed.

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 September was 207,211 kWh, with a surplus over guaranteed savings of \$18,966, bringing the total accumulated surplus to \$1,133,401.

Info

2.3 NEW BCA MANDATORY PERIODIC FAÇADE INSPECTION (PFI)

As shared via email, the appointment with BCA is scheduled for November 3rd at 3 pm. Mr. Deepak, Mr. Johnny and Mr. Shawn would be attending the meeting along with CK and Alan.

MA

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

MA updated that as per the contract drawings, there was supposed to be 8 lighting conductors around the building. The appointed vendor could only locate 4, of which they were able to get readings to confirm that the system works.

MA

However, in their expert opinion, this is insufficient to satisfy BCA requirements. As such, they recommend that we engage a contractor to open up sections of the claddings to try and locate the rest of the conductors.

Pending the outcome of the meeting with BCA, MCST may have to incur cost on the cladding inspection works. That being the case, the meeting decided to wait for the outcome of the meeting to see if the claddings works, if necessary, could be carried out together to save costs.

2.5 UPDATE ON LIFT PORTS

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

MA

- 1) New ports expected to arrive end November 2025.
- 2) Salvaged PORTS – there has been a delay in the other project till end November, by which time we should be switching to the new PORTs.
- 3) Destination indication panel (DIP) - they are still owing MCST 1 set, but the proposed replacement would entail the installation of an additional base plate which could damage the existing stainless still side panel, or leave a scar when removed. With the new indicators coming end November, and all lifts still having a working DIP, the meeting decided to wait for the new DIPs.
- 4) ACMV – MA circulated the updated summary of quotations for review and discussion. There being varying proposals and rates, MA suggested as followed:

- i) Level 31 exhaust fan (serving level 26 lift motor room) - To award to BA3 Buz at \$970 being lowest quotation;
- ii) Level 32 exhaust fans – to award to Veeda Engineering to replace both fans and the control panel at \$3,400 excluding applicable GST.

MA would proceed to arrange accordingly.

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

MA updated that MCST is required to engage in some Healthy Lifestyle activities as part of the Green Mark recertification.

MA

MCST would have to get at least 15 participants for 2 online 1-hour seminars, and 10 names for a health screening to be conducted at High Street Centre.

With all staff plus CK, we would only have 7 volunteers. As such, members support is required.

Members agreed, depending on the schedule. MA was to arrange and update members.

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

The meeting acknowledged that EFG have put up an awning on their own. With that, the meeting agreed that the matter is now closed.

Closed

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

With the majority consensus to proceed with another en bloc attempt, the matter is shelved.

Closed

2.9 AGED ELECTRICAL CABLES AND FUSES

MA circulated the Schedule of Rates for review.

MA

MA informed the meeting that the LEW would be conducting an inspection before the actual shut down to prepare the items that needs to be replaced. In his estimation, the costs to replace the minor parts should not exceed \$3,000.

The power shut down for the entire building shall be scheduled on a Sunday so less occupiers will be affected. All occupiers will be informed in advance.

Should there be any major issues or replacements, that would require another power shut down but limited only to the floors affected.

The meeting acknowledged and agreed to proceed. MA would arrange.

2.10 SECURITY/CLEANING

MA updated that the new Technician is Mr. Syafiq from M's Aquila Technologies. MA is monitoring his performance. To date, he was able to manage the daily routine and tasks assigned.

Info

MA would update on Mr. Tay under AOB.

2.11 IJooz Vending

Accordingly, MA had invited IJooz to consider putting one of their orange juice vending machines in HSC.

MA

They have identified the area at the main entrance beside the security counter.

The standard package deal is as followed:

Option 1 - \$200 a month flat fee payable to MCST

Option 2 - \$100 a month plus 10% of every drink sold, equivalent to 20 cents per drink payable to MCST

The meeting discussed and decided to go with Option 1
MA was to arrange accordingly.

2.12 BUILDING REPAIR WORKS

As agreed at the last meeting, Flux Solutions had carried out the works as followed:

MA

- 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.

MA updated that the works are completed, pending minor touch up works. MA would update before releasing payment.

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:

- 1) 2 parcels with SCB totaling about \$1.1M were rolled over for 12 months at 1% pa
- 2) \$546,573 parcel with Maybank renewed at 1.05% for 6 months
- 3) \$658,979 parcel with Maybank surrendered and transferred to RHB for 6 months at 1.3% pa.

On the 2 OA cases, CK updated the council on the actions available to council as advised by the lawyers:

- 1) Seizure and sale of property
- 2) Attachment of debt
- 3) Examination of Enforcement Respondent
- 4) Forced sale

The only feasible option would be forced sale.

MA has to bear in mind to include this in the next AGM for resolution.

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

4.0 ANY OTHER BUSINESS

4.1 TO DISCUSS THE INJURY TO MR. TAY, HOSPITALIZATION, EXTENDED MC AND SALARY.

MA updated that the Workmen Compensation Insurance would pay all of Mr. Tay's salary and medical expenses.

Info

The medical expenses would be paid directly back to Mr Tay's insurance companies who had covered his medical expenses, and also to Medisave, save for one single bill of \$154 which they will pay to MCST, to be released back to Mr Tay.

All salaries covering Mr Tay's absence from 1August work up till November 2025 would be paid to MCST.

The WP insurance will continue to cover Mr Tays medical and salary up to 1 year from the date of his injury, i.e. 31st July 2025.

Going forward, MCST would also have to consider and cap the salary payable to Mr. Tay for his continual absence.

The meeting discussed and decided to follow the insurance company, to cap his salary payable up to 1 year.

4.2 TO DISCUSS ENCROACHMENT OF COMMON AREA AND SDCF FINE FOR OBSTRUCTION OF FIRE ESCAPE ROUTE AND FIRE SAFETY EQUIPMENT.

MA Shared that SCDF conducted an inspection of the podium common areas in April and identified several areas where goods and other items were placed along the common corridors, blocking fire escape routes and some hose reels.

MA

They have just issued MCST a fine of \$300.

As there were several units involved in the infringements, the meeting discussed and decided as followed:

- 1) MCST to pay the fine this time round
- 2) MA to send a circular to advise all units
- 3) MA to prepare a separate letter to the specific units involved in the infringements to sign a letter of undertaking to acknowledge that MCST will transfer the penalties to them if their infringements persists.

Going forward, Council may consider tabling a resolution at the next AGM to pass on the penalties to the party/parties responsible.

There being no other business, the meeting ended at 4.00 pm.

Deepak G Gurnani (Mr.)
Chairman