

The Management Corporation Strata Title Plan No. 608
Minutes of the 6th Council Meeting of the 41st Management Council

Date : 25 November 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	Chairman Vice Chairman Secretary Treasurer Council Member Council Member
Absent with Apologies	Mr. Tarun Gupta Mr. Eddie Lee Mr. Linus Lim Mr. Shawn Yang	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 3.05 p.m.

ACTION BY

1.0 TO CONFIRM THE MINUTES OF THE 5th COUNCIL MEETING OF THE 41ST MANAGEMENT COUNCIL

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

Info

2.0 MATTERS ARISING

2.1 MA updated that the AXS and WhatsApp community were ready. The meeting decided for MA to send a circular to inform all SPs and occupiers on the AXS and to invite them to join the community.

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 October 220,901 kWh, with a surplus over guaranteed savings of \$23,347, bringing the total accumulated surplus to \$1,156,747.

Info

2.3 NEW BCA MANDATORY PERIODIC FAÇADE INSPECTION (PFI)

As shared via email, we had a meeting with BCA on 3rd November 2025 regarding the above matters. Mr. Deepak, Mr. Johnny and Mr. Shawn were there together with CK and Alan.

MA

In short, BCA wanted MCST to get a CP (Competent Person) to endorse on rectification works laid out in their Word Order (WD), preferably to continue with Mr. Eric Liu, the PE for the PFI.

Few members, together with MA, met up with Mr. Liu on 21st November. It was discussed and agreed that MA would assist in preparing the rectification report on the WD, and Mr. Liu would endorse thereafter for him to submit to BCA to close the PFI.

MA had finalized the report and had sent to Mr. Liu for his endorsement and submission to BCA.

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

As updated at the last meeting, only 4 out of the 8 conductors as shown in the contract drawings were being tested. MA informed Council there was a need to engage an independent contractor to open sections of the façade claddings to locate the balance 4 conductors. MA had arranged a 3-men team for 2 days at \$1,200, to open and reinstate the claddings back. The proposed scheduled work is on 6th December. Council had approved of the above works. MA would update Council once the works have been completed.

MA

2.5 UPDATE ON LIFT PORTS

MA informed Council based on communication from Schindler, the new PORTs are expected to arrive end of this month.

MA

On the Destination Indication Panels (DPI), Schindler had reverted and confirmed that the new panels are narrower and longer and as such, a base plate would be necessary.

For existing damaged DPIs, Schindler had agreed to provide MCST with two free replacements, with 1 still short. With that, on the total PORTs replacement cost which includes 12 nos. of DPIs, Schindler will adjust the final invoice to include 1 free DPI owing to MCST. The meeting noted.

On the exhaust fans, MA updated as follows:

- i) Level 31 exhaust fan – fan replaced by BA3 Buz at \$970;
- ii) Level 32 exhaust fans – awarded to Veeda Engineering to replace both fans and the control panel at \$3,400 excluding GST. The works are expected to be completed by end of this month subject to the stocks to be in .

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

MA informed Council that they would require at least 15 participants for 2 online 1-hour seminars, and 10 names for a health screening to be conducted at High Street Centre.

MA

MA circulated the list of programs and time slots available to Council over December 2025 and January 2026. After reviewing the schedules, the meeting was as followed:

Programs selected:

- 1) Good Sleep Management
- 2) Mindfulness program

Time Slots:

- 1) Monday 13th January 2025 from 11 am to 12 noon
- 2) Tuesday 27th January 2026 from 11 am to 12 noon

MA would follow up and update members via email.

For the health screening, Mr. Tarun suggested we broadcast via whatsapp community to invite fellow SPs/occupiers. MA would arrange according.

2.7 AGED ELECTRICAL CABLES AND FUSES

MA circulated the quotation to Council for imminent work necessary by the building LEW to replace Earth Faults and Over-current Protection Relays for the main switchboard at \$5,760.00 which they had found during the recent checks carried out. The proposed shutdown is scheduled for Sunday, 14th December 2025 between 10 am to 4 pm.

MA

Council approved of the quotation for the replacement work as proposed by LEW. MA would circulate the notice to all owners on the coming replacement work.

2.8 IJooz Vending

MA updated Council that due to shortage of machine from the vendor, there was a slight delay for the setup. The vendor informed MA that the new machine would come in on the 1st of December 2025. MA would update Council on the above.

MA

2.9 BUILDING REPAIR WORKS

MA updated Council that the contractor had completed the minor touch-up works. Payment had been released to the contractor. Council noted.

MA

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

MA updated that MCST had received the insurance payout amounting to \$21,042.40 from QBE. The amount covered Mr. Tay's salary from August to November, plus a single bill of \$154 hospitalization charge, which MCST will reimburse Mr. Tay.

MA

MA also updated that Mr. Tay would be coming back to work mid-December 2025, after clearing some annual leaves.

The meeting was discussed and decided to see how this will pan out before deciding on the extra Tech engagement.

On the same note, MA seeks confirmation from Council if Mr. Tay is entitled to his AWS which is usually released on the 15th December every year. Council had approved of the above for Mr. Tay's AWS.

MA would follow up according to the above.

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

MA updated Council on the above as follows:

- 1) Circulars were sent all units.
- 2) A separate letter was sent to the specific units involved in the infringements and they would have to sign the undertaking letter to acknowledge that MCST will transfer the penalties to them if their infringements persist from their units.

MA informed Council that though letters were sent to all units on the above subject matter, the situation remains the same which they have not followed our advice according.

3.0 TO CONFIRM AND ADOPT THE ACCOUNTS FOR OCTOBER 2025

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

MA

Under income, Mr. Tay's insurance payout was reflected under "Other Income". MA explained to Council that from the accountant point of view, this sum of money could not include under staff costs. As such, this amount must be classified under other income. Chairman informed MA and the accounts to take note on the above to ensure should be excluded from the income tax assessment. MA noted on the above.

MA updated the latest renewal for the FD with HL for 12 months at 1.19%.

On an upcoming parcel maturing early December, the Chairman requested for MA to review the cash at bank to see if a top up is feasible. MA noted.

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

4.0 ANY OTHER BUSINESS

4.1 MCST INSURANCE POLICIES DUE 14TH JANUARY 2026

MA informed Council the above renewal is due on 14th January 2026. MA put up for discussion if Council would consider doing a valuation on the property to assess if the sum insured was sufficient for the coverage, especially on fire policy. The existing coverage is at \$150 Million on common areas.

MA

The meeting discussed and understood that a valuation could be very costly. The price difference on the premium to increase the existing sum insured at \$150 Million should be more cost effective. On that note, Council had asked MA to get quotations for comparison purposes for fire policy premium at \$175 Million and \$200 Million. MA noted and would follow up according.

4.2 TO DISCUSS THE TECHNICIAN SITUATION AND PROPOSAL FOR AN INTERIM SUPERVISOR FOR THE EXISTING TEAM

MA discussed with Council on the need on the above subject matter since Mr. Tay is on hospitalization leave. As there is uncertainty if Mr. Tay could come back, there was a need to have a leader among the technician team. Based on the existing team, MA suggested promoting Mr. Han since he has been in the building for almost twenty years.

MA

Council has accepted the proposal subject to Mr. Tay's condition. Council had approved to appoint Mr. Han as second-in-command now till Mr. Tay's outcome.

4.3 NEXT COUNCIL MEETING

Due to year end round the corner, MA proposed to have the coming Council meeting on 9th December 2025. All present agreed. MA also informed Council that the financial report will not be ready and will have to present two months of financial reports on 3rd week of January 2026.

Moving forward in February 2026, the meetings will resume on the last week of the month.

There being no other business, the meeting ended at 4.05 pm.