

The Management Corporation Strata Title Plan No. 608
Minutes of the 7th Council Meeting of the 40th Management Council

Date : 18 December 2024
Time : 3.00 p.m.
Venue : Management Office
#B1-05A High Street Centre, S179094

Present	Mr. Deepak Gurnani Mr. Johnny Ong Mr. Harry Gurnani Mr. Ramchandra Hegde Mr. Linus Lim	Chairman Vice Chairman Secretary Council Member Council Member
Absent with apologies	Mr. Andy Kirpalani Mr. Sam Bhojraj Mr. Arun Gupta Mr. Shawn Yang Mr. CK Khoo	Treasurer Council Member Council Member Council Member As Managing Agent
In Attendance	Mr. Alan Tan Ms. Leelavathy	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 6TH COUNCIL MEETING OF 40TH 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 TO REVIEW AND DISCUSS THE DRAFT ENERGY PERFORMANCE CONTRACT

As the November utilities bills were not available yet, the savings could not be computed in time for this meeting. Alan will update at the next meeting.

AT

2.2 NEW BCA MANDATORY PERIODIC FAÇADE INSPECTION (PFI)

Alan circulated a quotation from M/s A Quality on a proposed approach to investigate and rectify water ingress via the external façade glass panels.

MA

The proposed works can be broken down to 3 parts:

- 1) Rope access to carry out water seepage test to determine the ingress point.
- 2) Repairs to fixed panels (MCST responsibility)
- 3) Repair to openable windows (Individual owner responsibility)

Should the water ingress be via a fixed panel, MCST would bear the costs of items 1 & 2.

Should the water ingress be via an openable window, the respective SP shall bear the costs of items 1 & 3.

While the rope access workers are on site, they would also help address the cracked cladding panels listed in BCA's work order under the PFI.

The meeting agreed. MA would work closely with the contractor to coordinate and monitor the works to keep the cost to a minimum.

2.3 PROPOSED PUB/BISTROS

Alan informed the meeting that he was in the building attending to some pipe choke at the apartment floors the night before.

MA

He walked around the podium at the same time and found no irregularities. MA would continue random spot checks and updates.

2.4 STAFF ISSUES

Further to the last meeting, Alan updated that the remaining outstanding December CPFs contributions were still not received by the staff.

MA

CK was not able to attend the meeting, but he maintained that the CPF board had deducted the funds from his account, and the monies are already with the board to be disseminated to the staff.

Members expressed their disappointment that this had gone on for too long. The meeting discussed further and decided to give CK until the next meeting to sort this out with the CPF board, failing which MCST would, as we did before, use all unpaid MA fees in hand, get CK to do an online submission and payment, to be witnessed by a council member.

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

Alan informed the meeting that there had been no updates from the architect. Alan was to send an email to the architect about the latest development.

AT

2.6 MANDATORY ANNUAL WATER TANK CLEANING

Alan updated that the cleaning works were completed and submissions ongoing. MA would update when the certification is complete.

MA

2.7 CCTV SYSTEM FOR PODIUM

Alan updated that the cabling works had commenced. Mr. Harry added that the work should take about two weeks to complete. Alan would monitor and keep members posted.

AT

2.8 TO DISCUSS AN EMAIL FROM AN SP ADDRESSED TO THE COUNCIL AND THE COLLECTIVE SALES COMMITTEE

Alan updated the meeting that all queries were addressed, thanks to the Chairman and Mr Johnny Ong.

Closed

Mr. Johnny also updated the meeting that the CSC had sent out the letter to all SPs on the updates on the outcome of the collective sale, the status of the CSC, and the manner of distribution of the \$1.2M forfeited deposit. The letter should answer all queries from the SP concerned.

3.0 CONFIRM AND ADOPT THE ACCOUNTS FOR NOVEMBER 2024

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

MA

For FD parcels that expired, Alan updated as followed:

- 1) FD with BEA which expired 3rd December
 - Rolled over with BEA at 2.75% p.a. for a 1-year term
- 2) FD parcel with RHB which expired 5th December
 - Transfer the monies to HL bank for a 6-month term FD placement if the 3.2% p.a.
 - Added \$208,748 from UOB to top up the placement with HL bank to \$750,000.

On the maintenance contribution recalcitrant cases, Alan informed the meeting that they had received emails from the respective SPs:

- 1) #B1-39
Informed MCST of change of mailing address.
- 2) #01-49
Informed MCST that they would settle all outstanding within the next 10 days and appealed for waiver of late payment charges. MA had replied to the owner accordingly that no individual nor the Management Council, have the right to waive late payment charges as the decision to impose the said charges was made by owners collectively via a general meeting of the Management Corporation.

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

4.0 TO REVIEW AND DECIDE ON MCST INSURANCE POLICIES

Alan circulated the summary of quotations for consideration.

Closed

At this point, Alan pointed out the inclusion of a new Fidelity Insurance, this was previously affected under the MA.

Considering that the Management had implemented a strict “no cash payment” policy, the risks were now minimal. With that, the meeting decided not to take up this policy.

For the rest of the standard policies required by law, M/s Great Eastern General Insurance maintained their rates, which were also the best rates in comparison. With that, the meeting decided to renew MCST’s policies with M/s Great Eastern General Insurance for another term. MA would proceed accordingly.

5.0 TO REVIEW AND DECIDE ON STAFF SALARY INCREMENT AND VARIABLE BONUS

The meeting discussed and unanimously agreed on a 4% salary increment across the board. The meeting also decided on the variable bonus as per attached.

Info

6.0 ANY OTHER BUSINESS

4.1 WASTE PIPE CHOKAGE AT LEVEL 25 APARTMENT FLOOR

Alan informed the meeting of a recent case of the choke of the main waste pipe at level 25. Due to the choke, water back flowed into the apartments, and the flooding of one apartment resulted in water ingress into 2 office units at level 24 directly below.

MA

MA managed to clear the choke; the cause determined to be sanitary napkins. All residents were advised to refrain from disposing sanitary napkins into the toilet bowls.

Damages were addressed expeditiously, managed and contained. However, the owner of #24-07 wanted to claim for replacement of sections of his carpet. The matter was referred to MCST insurers.

Alas, the choke happened again on the night before the meeting, this the second time in the space of 10 days. Alan attended to the issue after hours, managed to get the choke cleared before any serious damages.

Residents were again advised verbally not to discard sanitary napkins into the toilet bowls. Alan followed up with an official circular to all residents at level 25.

MA would continue to monitor the situation closely.

There being no other business, the meeting ended at 3.55 pm.

Deepak G Gurnani (Mr.)
Chairman