

The Management Corporation Strata Title Plan No. 608
Minutes of the 7th Council Meeting of the 41st Management Council

Date : 9 December 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. Linus Lim Mr. Shawn Yang	Chairman Vice Chairman Secretary Treasurer Council Member Council Member Council Member
Absent with Apologies	Mr. Mr. Ramchandra Hegde Mr. Eddie Lee	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 6th COUNCIL MEETING OF THE 41ST 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 MA updated Council WhatsApp Community had been adjusted after taking into consideration on PDPA matter. **MA**

With the adjustment, no one can see the contact number from each other from the app except on the admin.

Council was invited to join the above.

2.2 TO REVIEW AND DISCUSS DRAFT ENERGY PERFORMANCE CONTRACT

MA would update the above since the report was not ready.

Info

MA will present the above at the coming Council meeting.

2.3 NEW BCA MANDATORY PERIODIC FAÇADE INSPECTION (PFI)

MA updated Council the finalized report was done and had already been sent to Mr. Liu, the PE, for endorsement.

MA

Mr. Liu had to send over his final draft to MA for vetting before he was allowed to be sent to BCA.

However, based on his final draft it was not according to the initial report MA had sent to him.

MA would follow up with him on the above matter.

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

MA updated Council, an independent contractor, was engaged to open the claddings around the basement area to locate the 4 missing conductors which might be concealed. After the checks, they were only able to locate one.

MA

Readings were taken by the LPS vendor. While readings were achieved from the individual pits, they also needed to check for connectivity between all the pits. Due to a longer distance between the pits the vendor required a longer cable to test out, and they would be able to complete the following week.

Reports will be ready for review once they have completed the work.

MA would arrange to meet up with CIAP and consult with them on the report before submitting it to BCA for their approval.

Council had expressed their disappointment with CIAP for allowing the CSC application to lapse for so many years. If they had carried out their work professionally from the outset, MCST should not have been in this current predicament.

With the additional LPS assessment as well, CIAP had passed on the onus to MCST while they, as the main architect for the project, could not provide any information, records or drawings of the LPS system.

With their latest invoice for preliminaries to the re-submission for CSC, the meeting decided not to release any additional payment pending the outcome of the LPS issues.

2.5 UPDATE ON LIFT PORTS

MA informed Council the new ports had already arrived.

MA

Schindler would update MA on their schedule for the above replacement works.

MA informed Council the vendor had yet to receive the parts as such they would not be able to carry out to replace the Level 32 exhaust fans.

MA would update the above to Council.

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

MA informed the meeting that Comfort Management is arranging the schedules. MA would keep members updated via email.

MA

2.7 AGED ELECTRICAL CABLES AND FUSES

MA informed Council that the building LEW would carry out the above works on Sunday, 14th December between 10 am to 4 pm as scheduled.

Info

All owners and tenants were informed about the above.

Due to the above works, all affected parties including the Telcos, car park operator, lift and central aircon vendors, as well as the generator maintenance vendor were also informed.

2.8 IJOZ VENDING

MA updated Council the above vending machine was installed on 1st December 2025.

Closed

Council noted the above.

2.9 MCST INSURANCE POLICIES DUE 14TH JANUARY 2026

MA updated Council that they had informed the current broker, M/s Sherwood Agency, to get quotation for higher coverage for fire policy for comparison purpose between \$175 Million and \$200 Million. The current coverage for fire policy is \$150 Million.

MA

MA also informed Council they had invited two other brokers to quotes. Due to higher coverage, they had turned down as they were not able to find co-insurer company for the above.

MA would update Council once the above quotation is ready.

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

MA updated Council Mr. Han was informed of his role as second in command pending for Mr. Tay condition.

MA

He had accepted the above position.

MA informed Council Mr. Tay would be back to work on 15th December 2025.

Council noted the above.

3.0. To review and decide on Staff salary increment and variable bonus.

The above were discussed between Council and MA at length and herein as follows:

Info

Salary increment

Council had decided to promote Ms. Leela to Assistant Property Executive taking into consideration her 21 years in service and the hard work she had put in. In view of her promotion, Council had decided to give an increment of \$500.00 to her existing salary with effective from 1st January 2026.

Council had also decided to give an increment of 4% to the remaining staff with effective from 1st January 2026.

Variable bonus

Council discussed in detail with MA on the above.

Council has decided to give between 1 to 2 months variable bonus subject to individual performance.

MA thank Council for their kindness and generosity for the above.

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

Deepak G Gurnani (Mr.)
Chairman