

The Management Corporation Strata Title Plan No. 608
Minutes of the 8th Council Meeting of the 41st Management Council

Date : 21 January 2026
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. Mr. Ramchandra Hegde Mr. Eddie Lee Mr. Shawn Yang	Chairman Vice Chairman Secretary Treasurer Council Member Council Member Council Member Council Member
Absent with Apologies	Mr. Linus Lim	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 7th COUNCIL MEETING OF THE 41ST MANAGEMENT COUNCIL

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

Info

2.0 MATTERS ARISING

2.1 TO REVIEW AND DISCUSS DRAFT ENERGY PERFORMANCE CONTRACT

MA updated that the realized savings for the month of November were 197,215 kWh, with a surplus over guaranteed savings of \$15,767. This brought to the total accumulated surplus of \$1,172,514.

Info

2.2 NEW BCA MANDATORY PERIODIC FAÇADE INSPECTION (PFI)

MA updated to Council the above subject was closed.

Closed

MA shared that they had assisted the PE to draft out the final report for submission to BCA.

Going forward, the Chairman reiterated that we must be mindful when it comes to the appointment of the next PE for the PFS/PSI. A seasoned and recognized professional PE should be the basis for consideration besides the costs.

All members present agreed on the above.

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

MA updated Council they had just received the draft maintenance/audit report.

MA

MA would arrange a joint meeting together with CIAP and the vendor to review and to edit the report, if necessary. CIAP would submit the final edit to BCA.

MA would keep Council posted on developments.

2.4 UPDATE ON LIFT PORTS

MA informed Council the all-new PORTs and Position Destination Indicator panels were installed and in operation. MA also confirmed that the 10 free replacement PORTs were also delivered.

MA

MA also updated that all lift exhaust fans were also replaced.

Members were generally pleased with the new enhanced and improved parts.

Council had approved the final payment pending receiving the 24-month warranty.

MA would update on the above.

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

MA updated Council that we had successfully cleared the “Good Sleep Management” and Health Screening sessions recently and pending for the last session on “Mindfulness” which is scheduled on 27th January 2026.

MA

MA would put up circulars and update via the WhatsApp community to invite more owners to take part as well for the last session.

2.6 AGED ELECTRICAL CABLES AND FUSES

MA presented the report to Council from the LEW that the above works had completed. Council noted the above.

Closed

2.7 MCST INSURANCE POLICIES DUE 14TH JANUARY 2026

MA updated the council building insurance had been renewed with the same premium as last year.

MA

Additional insurance coverage was discussed on Fire policy and Public Liability. Council had approved to increase the Fire policy to \$200 Million and \$4 Million for Public Liability.

MA would follow up on the above.

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

With Mr. Tay had been back to work, MA updated Council there would be increase in operating cost for an additional technician as we only catered for 3 manpower if we do not take any action.

MA

MA proposed to remove one technician from the exiting team. And due to poor performance issues, MA proposed to terminate Mr. Nazlan with a one-month notice.

Council accepted the proposal and instructed MA to give Mr. Nazlan one month salary in lieu of notice.

MA noted on the above and would follow up according.

3.0. TO CONFIRM AND ADOPT THE ACCOUNTS FOR NOVEMBER AND DECEMBER 2025

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

Info

There being no queries, the statements were adopted as proposed by Mr. Eddie, seconded by Mr. Hegde.

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