

The Management Corporation Strata Title Plan No. 608  
Minutes of the 9<sup>th</sup> Council Meeting of the 41<sup>st</sup> Management Council

Date : 26 February 2026  
Time : 3.00 p.m.  
Venue : Management Office  
#B1-05A High Street Centre, S179094

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Present	Mr. Deepak Gurnani	Chairman
	Mr. Johnny Ong	Vice Chairman
	Mr. Andy Kirpalani	Secretary
	Mr. Harry Gurnani	Treasurer
	Mr. Tarun Gupta	Council Member
	Mr. Mr. Ramchandra Hegde	Council Member
	Mr. Eddie Lee	Council Member
	Mr. Shawn Yang	Council Member
In Attendance	Mr. Linus Lim	Council Member
	Mr. CK Khoo	As Managing Agent
	Mr. Alan Tan	Management Staff
	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 8<sup>th</sup> COUNCIL MEETING OF THE 41<sup>ST</sup> 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 TO REVIEW AND DISCUSS DRAFT ENERGY PERFORMANCE CONTRACT**

MA updated that the realized savings for the month of December 2025 was 190,388 kWh, with a surplus over guaranteed savings of \$6,800, bringing the total accumulated surplus of \$1,107,871.

**Info**

For the month of January 2026, the realized savings was 174,854 kWh, with a surplus over guaranteed savings of \$4,311. This brought the total accumulated surplus to \$1,112,182.

## 2.2 CERTIFICATE OF COMPLETION (CSC) FOR THE RECLADDING WORKS.

MA updated that they have shared the draft maintenance/audit report with CIAP.

MA

MA circulated the response from CIAP, the summary as follows:

- 1) MA was to engage the vendor to carry out all visible and necessary repairs.
- 2) In the interim, CIAP would share the draft report with BCA for their comments.

MA would proceed to arrange the necessary repairs, accordingly, awaiting quotation from the vendor.

## 2.3 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

The works were completed and acknowledged by MA on 21 January 2026, complete with a 2-year extended warranty as agreed.

With that, the meeting agreed to release all balance payments due to M/s Schindler amounting to \$21,166.14

## 2.4 TO DISCUSS THE GREEN MARK PLATINUM SUPER LOW ENERGY AWARD RECERTIFICATION

MA updated Council that M/s Comfort Management is currently doing the necessary paperwork for submission.

MA

In addition, BCA also required the power consumption of individual apartment units, especially the aircon consumption. MA is assisting in accessing all units to collect the individual aircon specifications.

## 2.5 MCST INSURANCE POLICIES DUE 14<sup>TH</sup> JANUARY 2026

MA updated that the building insurances were renewed with the same sum insured as per the last term.

MA

Additional insurance coverage on Fire policy and Public Liability was in progress.

### ***After note:***

*MA updated on 27<sup>th</sup> February that the revised Fire policy at \$200 Million and \$4 Million for Public Liability were in force, the premiums adjusted as follows:*

<b>Insurance</b>	<b>Sum Insured Original</b>	<b>Premium Original</b>	<b>Sum insured Revised</b>	<b>Premium Revised</b>
Fire & Extraneous Perils	\$ 150,540,000	\$ 15,054.00	\$ 200,000,000	\$ 20,054.00
Public Liability	\$ 2,000,000	\$ 600.00	\$ 4,000,000	\$ 1,000.00
Errors & Omissions	\$ 2,000,000	\$ 450.00	\$ 2,000,000	\$ 450.00
Plate glass	\$ 821,600	\$ 3,286.40	\$ 821,600	\$ 3,286.40
Money	\$ 12,500	\$ 100.00	\$ 12,500	\$ 100.00
Sub Total		\$ 19,490.40		\$ 24,890.40
GST		\$ 1,754.14		\$ 2,240.14
Total		\$ 21,244.54		\$ 27,130.54

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

As approved in the last Council meeting, Technician Nazlan was given one month salary in lieu of his termination notice.

**Closed**

MA had issued the one month's salary in lieu of CPF deduction. As advised by HR, Nazlan was entitled for his full amount. As such, CPF deduction was not required. MA had since issued Nazlan a separate cheque for the difference accordingly. The matter was thus closed.

**3.0. TO CONFIRM AND ADOPT THE ACCOUNTS FOR JANUARY 2026**

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

**Info**

As confirmed via email, the FD with Maybank expiring on the day was renewed for a further 6 months at 1.3% p.a.

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

**4.0 TO DECIDE ON THE DATE, TIME AND VENUE FOR THE 42<sup>ND</sup> AGM**

The meeting was discussed and the forthcoming AGM and decided as follows:

**MA**

Date: 29 May 2026  
 Venue: Singapore Recreation Club  
 Time: 12.30 pm

The meeting also mandated Mr. Harry to decide on the menu for 50 pax.

On the subject, CK updated that 2 special resolutions would be tabled for the coming AGM as follows:

- 1) Force sales of the 2 units whom had defaulted their maintenance fees for years. CK informed the meeting that a lawyer would draft the special resolutions and would attend the AGM to answer any queries for free.
- 2) To pass on the SCDF fines to the owners responsible for fire safety infringements.

All present acknowledged.

**5.0 TO REVIEW THE CONTRACT FOR THE PROVISION OF SECURITY SERVICES EXPIRING 31<sup>ST</sup> MARCH 2026**

MA circulated the minutes of the discussions on the renewal last term.

**MA**

As per the quotation then, the renewal rate for the 2<sup>nd</sup> term was agreed at \$30,000 per month.

MA and council were all satisfied with the performance of the agency and with that, the meeting unanimously agreed to renew the services of Aigle Security for another term commencing 1<sup>st</sup> April 2026 at \$30,000 a month.

MA would proceed accordingly.

There being no other business, the meeting ended at 4.15 pm.

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Deepak G Gurnani (Mr.)  
Chairman