

**WCEGA PLAZA & TOWER  
MCST 3564 Management Office**

21 Bukit Batok Crescent #02-71, Singapore 658065  
Tel: 6561 7759/60 Fax: 6562 6252 Email: enquiry@sgwcega.com

**MINUTES OF THE 7<sup>TH</sup> COUNCIL MEETING OF THE 10<sup>TH</sup> MANAGEMENT COUNCIL HELD ON  
TUESDAY 29<sup>TH</sup> JUNE 2021 AT #02-71 MANAGEMENT OFFICE.**

<u>Present:</u>	Mr Yoe Tong Hock Dave	-	Chairman
	Ms Kweh Hui Cheng Catherine	-	Secretary
	Mr Tan Eng Hua Ben	-	Member
	Mr Tan Yu Jie Antouny	-	Member
	Mr Koh Sheng Wei Alphonsus	-	Member
<u>Absent with Apology</u>	Mr Chen XiaoDong	-	Treasurer
	Mr Ong Khek Chong	-	Member
<u>Attendees:</u>	Mr David Khoo	-	Newman & Goh
	Mr Rayan Lim	-	Managing Agent
	Mr Chow Chee Weng	-	Managing Agent
	Ms Tan Ee Min	-	Managing Agent

1.0	<p>The meeting was called to order at 2.00pm, with quorum.</p> <p><b><u>TO CONFIRM MINUTES OF THE 6<sup>TH</sup> COUNCIL MEETING OF THE 10<sup>TH</sup> MANAGEMENT COUNCIL HELD 16<sup>TH</sup> APRIL 2021.</u></b></p> <p>The minutes of the 6<sup>th</sup> Council meeting of the 10<sup>th</sup> Management Council held on 16<sup>th</sup> April 2021 was unanimously confirmed at meeting.</p> <p>Proposer: Catherine Kweh      Seconder: Dave Yoe</p>	INFO
2.0	<p><b><u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u></b></p> <p><b><u>Repair and Redecoration Works</u></b></p>	
2.1	<p><b><u>Replace Wall Tiles at Tower Level 2 Lift Lobby and Deboned Floor Tiles at All Levels of Tower Lift Lobby</u></b></p> <p>R&amp;R contractor has started replacing the wall tiles at Tower level 2 lift lobby and the expected completion date is mid-July 2021. They have placed order for the floor tiles for all other levels of Tower lift lobby flooring and waiting for reply from the tile supplier.</p>	CONTR
2.2	<p><b><u>11<sup>th</sup> AGM</u></b></p> <p>The 11<sup>th</sup> AGM will be held on 22 October 2021 (Friday) at 1.30 pm. MA informed members of the COVID-19 constraints to hold a physical meeting and members agreed to engage I-Condo to conduct the e-AGM. Members agreed to include as an ordinary resolution to change the financial year ending from December to June.</p>	M.A.

2.3	<p><b><u>Performance of Lifts</u></b></p> <p>MA presented and discussed with Council the health check reports and action plans submitted by Sigma elevator. It was observed that the lift breakdown rates have reduced and there is improvement in the lift performance. MA expressed concerned over passenger lifts PL2 and PL4 breakdown rate is still high. The Management will proceed to serve liquidated damages (LD) on Sigma Elevator for lift exceeding seven (7) breakdowns per year. MA will call for a meeting with Sigma Elevator on 8 or 9 July 2021 and Council is invited to attend.</p>	MA
2.4	<p><b><u>Leasing of Plaza Rooftop Carpark</u></b></p> <p>There are a few enquires on the rental of Plaza rooftop carpark but with no confirmed tenants as yet. Council proposed to lower the per square foot rental cost to attract more tenants.</p>	MA
3.0	<p><b><u>TO ADOPT THE FINANCIAL STATEMENTS FOR MAY 2021</u></b></p> <p>The Statement of Account for the month of May 2021 was unanimously confirmed at the meeting. Council agreed to proceed with Writs-of-Summon for two (2) subsidiary proprietors with long overdue outstanding payment of Maintenance and Sinking Fund contributions, late payment interest and legal cost if any.</p> <p>Proposer: Antouny Tan                      Seconder: Dave Yoe</p>	INFO
3.1	<p><b><u>Transfer of Management Fund to Sinking Fund</u></b></p> <p>MA informed members that according to motion 5.4, it was passed during the 10<sup>th</sup> AGM that the 10<sup>th</sup> Management Council is empowered to transfer up to an amount not exceeding \$500,000.00 from the Management Fund to Sinking Fund.</p> <p>MA presented to Council the cashflow calculation as of 31 May 2021. In view of the current COVID-19 pandemic situation in Singapore, monthly income collections may be volatile and the possibility of further government incentives that is not favorable to the Management Corporation. MA suggest not to transfer the said amount from the Management to Sinking Fund. Council unanimously has no objection to MA's suggestion.</p>	INFO
3.2	<p><b><u>Fixed Deposit</u></b></p> <p>MA presented the amount of cash in the bank and proposed to move some cash into a combination of six (6) to twelve (12) months fixed deposits. Due to the extreme low interest rates for fixed deposits (FD), Council unanimously agreed not to lock in accumulated funds until FD rate improves.</p>	MA

The meeting ended at 4.10 pm with a note of thanks to all attendees.

Minutes prepared by: Rayan Lim (Newman Goh Property Consultants P/L)

Confirmed by

  
 \_\_\_\_\_  
 Secretary  
 10<sup>th</sup> Management Council  
 The Management Corporation Strata Title Plan No. 3564

17/8/21  
 \_\_\_\_\_  
 Date