

WCEGA PLAZA & TOWER
MCST 3564 Management Office

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MINUTES OF THE 5TH COUNCIL MEETING OF THE 11TH MANAGEMENT COUNCIL HELD ON WEDNESDAY, 20TH APRIL 2022 AT #02-71 VIA ZOOM AT MANAGEMENT OFFICE

<u>Present:</u>	Mr Yoe Tong Hock Dave	-	Chairman
	Ms Kweh Hui Cheng Catherine	-	Secretary
	Mr Chen XiaoDong	-	Treasurer
	Mr Lim Cheng Hung Jason	-	Member
	Mr Koh Sheng Wei Alphonsus	-	Member
Absent with	Mr Tan Eng Hua Ben	-	Member
Apology:	Mr Tan Yu Jie Antouny	-	Member
	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

<u>No</u>		<u>Action</u>
1.0	<p>The meeting was called to order at 2.00 pm, with quorum.</p> <p><u>TO CONFIRM MINUTES OF THE 4TH COUNCIL MEETING OF THE 11TH MANAGEMENT COUNCIL HELD ON 1ST MARCH 2022.</u></p> <p>The draft minutes of the 4th Council Meeting of the 11th Management Council held on 1st March 2022 was unanimously confirmed at meeting.</p> <p style="text-align: center;">Proposer: Catherine Kweh Seconder: Koh Sheng Wei</p>	INFO
2.0	<u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u>	
2.1	<p><u>Repair and Redecoration Works</u></p> <p>MA informed members that the tiling contractor has offer a one-time goodwill discount of 10% off the lump sum cost for the additional tiles replaced. They have also completed replacing the floor tiles at Tower lift lobby for level 3, 4 & 5 on 20 March 2022. Members deliberated and tasked MA to inform contractor to give a 30% discount.</p>	M.A.
2.2	<p><u>Encroachment Legal Proceedings</u></p> <p>MA update members that a joint inspection was carried out at the units by</p>	INFO

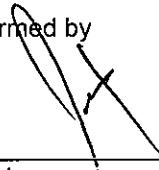
	<p>both parties and their respective lawyers on 11th March 2022 at 10.00 am. The next Court Hearing is scheduled on 21st April 2022 at 9.30 am.</p>	
2.3	<p><u>Replacement of CCTV System</u></p> <p>MA presented to Council the summarized quotations for the replacement of CCTV due to fair wear and tear received from four (4) contractors. Members deliberated and suggested to invite the three (3) contractors with the lowest quotation for an interview and to brief council on their CCTV system.</p>	M.A.
3.0	<p><u>TO ADOPT THE FINANCIAL STATEMENTS FOR FEBRUARY & MARCH 2022</u></p>	M.A.
3.1	<p>MA referred to the financial statements for February and March 2022 and highlighted the salient points. MA also referred to the summary debtor aging report as of 1 April 2022 and reported units which were in arrears for 2 quarters and more.</p> <p>There being no query and the Financial Statement for the month of February and March 2022 was unanimously adopted.</p> <p style="text-align: center;">Proposer: Chen XiaoDong Seconder: Koh Sheng Wei</p>	M.A.
3.2	<p>MA presented to Council the various electrical supply rates for Council's understanding.</p> <p>The current SP Power (SP) regulated tariff rate is 27.94cents of which is reviewed by SP every three (3) months. Based on the last four (4) months, the average SP wholesale rate is 41.41 cents.</p> <p>It was noted by Council that other than Sembcorp Power, several other third-party electricity are not offering any term contract to industrial building due to the uncertainty of oil prices that is affected by the Ukraine war.</p> <p>Sembcorp Power fixed rate for thirty-six months is 35.39 cents which is subjected to changes upon confirmation of agreement. MA highlighted that if Council decide to move back with SP regulated tariff rate, it may require the DAS to be decommissioned by the building LEW at an estimated fee of \$1,500 to \$2,500 and if Council decide to move back to a third-party electricity supplier, the recommissioning of the DAS will be subjected to SP approval.</p> <p>After some discussion, Council instructed MA to monitor the SP wholesale price movement for the next two (2) months in order for Council to make an informed decision.</p>	INFO
4.0	<p><u>MANAGEMENT REPORT FOR FEBRUARY AND MARCH 2022</u></p> <p>MA presented the Management Reports for February and March 2022 and highlighted that there is a drop in the number of cases for lift breakdown.</p> <p>There being no query and the Management Reports for the month of February and March 2022 was unanimously adopted.</p> <p style="text-align: center;">Proposer: Catherine Kweh Seconder: Chen XiaoDong</p>	M.A.

5.0	<p><u>CLEANING CONTRACT</u></p> <p>MA informed that the current Cleaning Contract will expire on 17 June 2022 and the contractor has submitted a quotation for the renewal of the contract. Members deliberated and ask that they submit the Cleaning Contract documents for Council to review.</p>	M.A.
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The meeting ended at 4.30 pm with a note of thanks to all attendees.

Minutes prepared by: Rayan Lim (Newman & Goh Property Consultants Pte Ltd)

Confirmed by



 Secretary
 11th Management Council
 The Management Corporation Strata Title Plan No. 3564

18/5/22

 Date