WCEGA PLAZA & TOWER MCST 3564 Management Office

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MINUTES OF THE 8TH COUNCIL MEETING OF THE 11TH MANAGEMENT COUNCIL HELD ON THURSDAY, 18th AUGUST 2022 AT #02-71 MANAGEMENT OFFICE

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

<u>No</u>		Action
1.0	The meeting was called to order at 2.15 pm, with quorum. TO CONFIRM MINUTES OF THE 7 TH COUNCIL MEETING OF THE 11 TH MANAGEMENT COUNCIL HELD ON 13 TH JULY 2022. The draft minutes of the 7 th Council Meeting of the 11 th Management Council held on 13 th July 2022 was unanimously confirmed at meeting.	INFO
	Proposer: Catherine Kweh Seconder: Chen XiaoDong	
2.0	TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.	
2.1	Encroachment Legal Proceedings	
	MA inform members that the Court Hearing was on Thursday, 4 August 2022. MCST appointed lawyer has succeeded in resisting the subsidiary proprietors' attempts to overturn the Court Order. There was only a minor amendment made to how the driveway is defined to be used for loading and unloading of their goods. The Management has informed the security staff to monitor and take photos of the mentioned location at WCEGA Plaza level 7 daily.	M.A.
	On 16 August 2022, the defendants have filed an appeal against the decision of the District Court. Members have a short voice conference with the appointed lawyer on the matter during the meeting.	

2.2	Replacement of CCTV System	
	MA updated members on the progress of the CCTV installation. The contractors have completed installing the cameras and will proceed to install monitors and DVRs at the Fire Command Centre including laying cables for Wi-Fi connection so that members can have remote access to the CCTV system via handphone. Members also tasked MA to obtain quotations for replacement of the CCTV system at WCEGA Tower and basement area.	M.A.
3.0	TO ADOPT THE FINANCIAL STATEMENTS FOR JULY 2022	
3.1	MA referred to the financial statements for July 2022 and highlighted the salient points. MA also referred to the summary debtors aging report as of 1 August 2022.	INFO
	There being no query and the Financial Statement for the months of July 2022 were unanimously adopted.	
	Proposer: Chen XiaoDong Seconder: Dave Yoe	
4.0	MANAGEMENT REPORT FOR JULY 2022	
	MA presented the Management Reports for July 2022 and informed that there is an open tender exercise for security services whereby the contract will expire on 1 November 2022.	M.A.
	There being no query and the Management Reports for the month of July 2022 was unanimously adopted.	ı
	Proposer: Ben Tan Seconder: Alphonsus Koh	
5.0	LEASING OF PLAZA ROOFTOP CARPARK AREA	
	MA informed that WCEGA Plaza rooftop carpark area sub-plot 3 (57,513 sq. ft) has been leased to Skylink Auto Pte Ltd at \$17,000.00 per month for two (2) years starting from 1 November 2022.	INFO
6.0	12 TH AGM	
	The 12 th AGM will be held on 14 October 2022, Friday at 2.00 pm via electronic means. MA presented the Notice of Agenda, Proposed Management Fund and Sinking Fund for members' deliberation.	M.A.
	MA presented the summary of parking charges for the surrounding buildings at Bukit Batok Crescent. Members agreed to increase vehicle hourly parking charges from the current \$1.10 per hour to \$1.20 per hour with effect from 1st December 2022.	
	MA also presented the motorcycle parking charges for the surrounding buildings at Bukit Batok Crescent. Members agreed to implement motorcycle parking charges at \$0.70 per day with effect from 1st December 2022.	
	MA will find out if Council is given the mandate to make decision on the increase of parking charges in the past Annual General Meetings. If not, to include the above as special resolutions in the 12 th AGM.	M.A.

7.0 Advertisement Space MA informed that Ucars have taken the package to place advertisements at the nine (9) barrier arms. The advertisement cost is \$1,800.00 per month from August 2022 to December 2022.

The meeting ended at 4.40 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

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