

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 8TH COUNCIL MEETING OF THE 13TH MANAGEMENT COUNCIL HELD ON THURSDAY, 27 June 2024 AT #02-71 MANAGEMENT OFFICE

Present:	Ms Kweh Hui Cheng Catherine	-	Chairperson
	Mr Chen XiaoDong	-	Secretary
	Mr Yoe Tong Hock Dave	-	Treasurer
	Mr Ong Khok Chong	-	Member
	Mr Soo Chee Sern	-	Member
	Mr Lim Cheng Hung Jason	-	Member
	Mr Koh Sheng Wei Alphonsus	-	Member

Attendees:	Mr David Khoo	-	Newman Property Consultants Pte Ltd
	Ms Agnes Lai	-	Managing Agent
	Mr Edwin Teo	-	Managing Agent
	Ms Lee Jia Xin	-	Managing Agent
	Mr James Ee	-	JD Works Pte Ltd
	Ms Ong Si Qi	-	JD Works Pte Ltd
	Ms Emily Ooi	-	JD Works Pte Ltd

No		Action
1.0	The meeting was called to order at 2.05 pm with the required quorum. TO CONFIRM MINUTES OF THE 7TH COUNCIL MEETING OF THE 13TH MANAGEMENT COUNCIL HELD ON 30TH MAY 2024. For better recording purposes, MA highlighted there were amendments made to item no. 2.1 and 2.6. The Council noted and adopted the draft minutes of 7th Council Meeting held on 30th May 2024 unanimously without further comment. Proposer: Catherine Kweh Seconder: Chen XiaoDong MATTERS ARISING FROM 7TH COUNCIL MEETING MINUTES.	INFO
2.0	New Management Office	
2.1	Mr Soo Chee Sern, the MCST's appointed PE informed that he will present the proposed new Management Office layout in the next Council meeting. The Meeting noted. For recording purposes, MA will follow up to forward Section 60 declaration letter for Mr Soo Chee Sern's signature.	INFO/PE MA/PE

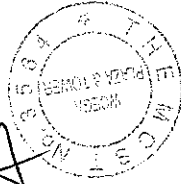
2.2	Lift Matters MA reported that there was a joint meeting with relevant parties involving Mr Bechir Hellal, the Managing Director of OTIS together with his Sigma Elevator Pte Ltd team, M/s Elevating Studio Pte Ltd consultants and site MA in a discussion for the next course of action MA further highlighted to the Council those items discussed at the joint meeting held on 7th May 2024. M/s Sigma Elevator Pte Ltd has agreed to submit the following items:- i) Systematic Report for all breakdowns by 14/06/2024. ii) Action Plan to improve situation iii) Mean Time Before Failure List (MTBF) of all critical components iv) Fire Homing Lifts Test for Tower Lifts especially SL1/2 at their costs v) Part of Obsolescence list to be handed to MA by 31/08/2024. MA will follow up of the abovementioned items and update the Council accordingly.	INFO INFO/SIGMA SIGMA MA
2.3	Renew Tenancy Agreement for Plaza Rooftop Parking After much discussion, MA is tasked to follow up the counter proposal rate with M/s Skylink Engineering Pte Ltd. MA will update in the next Council Meeting. Council agreed and consented MA to forward the existing Plaza Rooftop tenancy agreement/s (TOL) to M/s Lee & Lee (MCST's appointed legal advisor) for further advice on the content drafted.	MA MA
2.4	Installation of Solar Panels MA invited M/s JD Works Pte Ltd, the Solar Panel contractor (the recommended by Mr Soo Chee Sern) to present their initial presentation at the meeting. The Council raised some queries and concerns to M/s JD Works Pte Ltd. They noted and will compile more relevant information from MA for the next detailed proposal for Council's further consideration.	INFO MA
2.5	Basement Carpark Water Seepage MA reported there was a joint site inspection with Alex Arditti, the building surveyor of M/s Bruce James Building Surveyors Pte Ltd, on 7 June 2024 to view the current situation. MA further reported that the respective building surveyor will work on the proposal for the required remedial works. Meantime, they also suggested the MCST may consider a trial to drain the existing water seepages from the column to the nearest drainage to monitor the situation. MA will update Council upon receiving the proposal from the building surveyor.	INFO INFO MA
2.6	To confirm and adopt the upcoming 14th AGM via e-AGM services provided by i-Condo - To confirm the date & time of the 14th AGM The Council agreed with the suggested date/s on 18 Oct or 25 Oct 2024 as proposed by MA. The MA will follow up the necessary.	INFO/MA

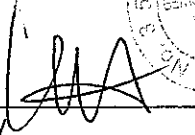
2.7	SCDF Advisory of Yellow Box at Common Property After much deliberation, the MA is tasked to assign the site technicians to repaint all existing yellow boxes on all levels of the estate's common property that has faded.	MA
2.8	Reassessing of Strata Red Lots (RR) and Showroom Entitlement MA is tasked to compile the list via a site survey for Council's review and follow up the next course of action. MA noted that all units are entitled for RR lots which are subjected to approval. All registered RR vehicles are restricted to park within their unit strata lot. For non-compliance, MA and Security will carry out the necessary actions in accordance to the bylaws and/or the approved standard operation practice as appended in A.	INFO INFO
2.9	Abuse of Season Parking It was noted at the meeting of the increasing frequency of season parking abuse by occupiers of the estate. It was unanimously decided by the Council that MA will send circulars to all occupiers to curb the frequency of season parking abuse. MA to monitor and update the Council if the said abuse has not decreased further action may have to be taken.	INFO MA MA
2.10	Vending machines at common areas MA reported to Council of vending machines placed on common property. After some discussion, it was unanimously decided by Council to send circular to all occupiers pertaining to their vending machine as appended in B.	INFO
2.11	Additional Season Parking Due to the limited car parking at Wcega Tower & Plaza, Council had concluded to discontinue the additional season parking with effective on 01 August 2024. MA will notify all affected units accordingly.	INFO MA
3.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR MAY 2024</u> MA referred to the financial statements for May 2024 and highlighted the salient points and the summary debtors' aging report as of 31 May 2024. Proposer: Chen XiaoDong Seconder: Dave Yoe	INFO
4.0	<u>MANAGEMENT REPORT FOR MAY 2024</u> MA presented the Management Report for May 2024. There being no further query and the Management Report for the month of May 2024 was unanimously adopted. Proposer: Catherine Kweh Seconder: Mr KC Ong	INFO

There being no other business, the meeting was called to end at 4.31pm with a vote of thanks to all present.

Minutes prepared by : Agnes Lai (Newman Property Consultants Pte Ltd)
Minutes vetted by : David Khoo (Newman Property Consultants Pte Ltd)

Confirmed by




Secretary
13th Management Council
The Management Corporation Strata Title Plan No. 3564

22/8/24
Date