

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 5th COUNCIL MEETING OF THE 2nd MANAGEMENT COUNCIL HELD ON FRIDAY, 16 NOVEMBER 2012 AT 2.30PM AT THE MANAGEMENT OFFICE AT #17-78 WCEGA TOWER, SINGAPORE.

<u>Present:</u>	Mr Tan Ah Huat	- Chairman
	Mr Ang Chin Kok	- Secretary
	Mr Koh Sheng Wei	- Treasurer
	Mr Goh Geok Kiat	- Member
	Mr Lee Wee Buang	- Member
	Mr Tan Chuan Hong	- Member
	Mr Tok Yong Khoon	- Member
	Mr Chew Teck Fatt	- Member
<u>Absent with Apologies:</u>	Mr Lee Soon Kiong	- Member
<u>Observers:</u>	Ms Joyce Baey	- #04-80
	Mr Patrick Teo	- #08-80
	Mr Micheal Soh	- #15-72
	Ms Koh Ting Sim	- #08-79
<u>In Attendance:</u>	Mr Frederick Loi	- Exceltec Property Management Pte Ltd
	Mr Jack Lee	as Managing Agent
	Mr Francis A. Koh	
	Mr Alan Lim	

<u>S/No</u>		<u>Action</u>
	The meeting was called to order at 1430 hrs	
1.0	PROPOSED EPS CAR PARK TARIFFS	
1.1	Observers from Tower occupants were invited to share their views on the proposed EPS parking tariffs at WCEGA car park.	For Info
1.2	Ms Joyce Baey from unit #04-80 highlighted that the proposed EPS parking tariffs must not be an unilateral decision as it affected all SPs. She further proposed that levy of car park tariffs be tabled at the next AGM for the general body to decide.	For Info
1.3	Ms Baey added the following concerns;	
	1. The objective of EPS was to better serve Wcega's community and to weep out illegal parking instead of penalizing Occupants.	For Info
	2. SPs had been promised 4 free parking cars since Developer's time and this would all be negated by the intended parking tariffs. This resulted in disappointments and unhappiness amongst the Occupants of Wcega Tower.	For Info

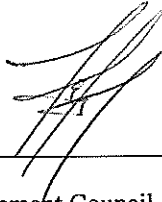
	3. When would the EPS be implemented as prolonged approval from the relevant authorities might not be helpful to the existing situation.	For Info
	4. She highlighted that Security Officers shouldn't be issuing parking infringements to vehicles with decals, but be focused on illegal parking from outsiders.	For Info
	5. MA highlighted that owners of WCEGA Tower/Plaza sharing equal rights on common properties, be it Tower or Plaza of the same MCST 3564. Should exercise of 4 free car decals be given to all SPs, car dealers being unit owners would also enjoy the same benefits.	For Info
	6. The meeting questioned why trailers from Jaguar Express were parked at the premises, causing potential traffic hazards with no action taken. MA informed that necessary follow up had been taken to address same.	For Info
1.4	The meeting thanked observers for their valuable feedback. The Council having reviewed the circumstances and had resolved as follow;	
	1. That implementation of EPS parking tariffs be postponed until the next AGM in April 2013;	For Info
	2. That Level 1 car park be designated as season parking for all SPs with vehicle's IU programmed into the EPS system.	For Info
	3. That car park at Wcega Tower (Blue/Red Zone) be on a FIRST-COME-FIRST-SERVE basis. Late coming season parkers would have to park at Wcega Plaza (Yellow/Red Zone). When all Level 1 car park lots were occupied, message of "CARPARK FULL" would be shown at LED panel. Security Officers would then direct cars to park at the open air service road around the perimeter of Wcega Plaza & Tower.	For Info
	4. That visitors be directed to park along the open air service road around the perimeter of Wcega Plaza & Tower.	For Info
	5. That it would be strictly decal parking on all floors at Wcega Plaza. Vehicles without decals would be issued infringement notices and wheel clamped and tow away on repeated offences.	For Info
2.0	CONFIRMATION OF MINUTES OF THE 3RD & 4TH COUNCIL MEETINGS	
2.1	The minutes of the 3 RD & 4 TH Council meeting of the 2 nd Management Council held on 17 August 2012 and 7 September 2012 respectively were unanimously confirmed.	For Info
3.0	MATTERS ARISING	
3.1	REVIEW OF WEB PORTAL DESIGN	
3.1.1	MA was expecting a confirmation quote for the sealed mailer for login access password to be distributed to all SPs. MA would revert by 23 November 2012 with cost of printing for Council's approval.	MA
3.1.2	Proposed launching of the web portal would be mid December 2012.	For Info
3.2	REVIEW OF TOL AGREEMENTS	
3.2.1	The meeting unanimously resolved that both TOLs for Repoco's and Carlingual at Plaza roof top would be renewed on month -to-month basis until the next AGM.	MA

3.2.2	The meeting unanimously resolved not to renew TOLs with the following units at the 1 st Storey car park. a) Motorzone MZ Pte Ltd b) Seng Lee Hong Vehicle Trading c) Star Bright Auto d) CJ Automobile Pte Ltd e) Hui Hua Credit Pte Ltd f) Motor Universe Enterprise g) MG Auto Pte Ltd h) Yah Motor	MA
3.2.3	For TOL with canteen (#02-85) at Wcega Tower expiring December 2012, the meeting unanimously resolved to renew for another year on the same terms and conditions.	MA
3.2.4	For TOL on banner display at Plaza 2 nd floor with Carlingual, the meeting unanimously resolved to renew for another year on the same terms and conditions.	MA
3.2.5	For the proposed outdoor advertisements by Poad, the meeting deliberated and resolved to keep in view until further advice.	For Info
3.2.6	For the proposed outdoor banner display by Tce Tackle (unit #02-30), the meeting deliberated and resolved to keep in view until further advice.	For Info
3.3	LEGAL PROCEEDINGS FOR COMMON AREA ENCROACHMENT	
3.3.1	This matter would be discussed at the next Council meeting.	MA
3.4	LEGAL PROCEEDINGS FOR BUILDING DEFECTS	
3.4.1	MA reported that Exceltec had a meeting with the developer. Site assessment of building defects by the main contractor has been on going. The meeting deliberated and asked MA to negotiate the proposed defects rectification and reimbursement of WCEGA signage and refund of the MCST's rental deposit for #03-84.	MA
3.4.2	The meeting unanimously resolved that Mr. Tan (Chairman), Mr. Goh and Mr. Koh Shengwei be authorised to endorse legal documents and to authorize the appointed lawyers to commence legal proceedings for building defects if necessary.	MA
3.4.3	MA proposed to arrange a meeting with the developer and the Council on defects issue to move forward. Both issues on WCEGA's signage and rental deposit for unit #03-84 would also be discussed during the meeting. MA to revert on the meeting date/time.	MA
3.5	PROPOSED INSTALLATION OF VENTILATION FAN AT TOWER'S LIFT MOTOR ROOM	
3.5.1	MA reported that lift motor room's ventilation was very poor and proposed to install additional industrial fans to better ventilate the room, as intense heat would lead to frequent lift breakdowns. The meeting instructed MA to discuss this issue with SSL when the meeting was arranged.	MA
3.6	PROPOSED NEW CARPARK DECAL FOR WCEGA PLAZA & TOWER	
3.6.1	This proposal would be KIV until further notice.	KIV
3.7	RESIGNATION OF MR POO CHANG HEE	
3.7.1	The meeting accepted Council member, Mr. Poo Chang Hee's resignation. The meeting unanimously resolved not to co-opt a replacement until the next AGM.	For Info

4.0	TO ADOPT FINANCIAL STATEMENTS FOR THE MONTH OF SEPTEMBER 2012	
4.1	The meeting unanimously adopted financial statements for the month of September 2012.	For Info
5.0	ANY OTHER BUSINESS	
5.1	CHANGE OF LIGHT FITTINGS AT WCEGA PLAZA	
5.1.1	MA reported that Plaza Level 9 bay lights had been replaced with new units at S\$26,100.00. Those serviceable old lights were re-fitted on Levels 2, 3, 4 & 5 (replaced faulty bay lights). Progressive replacement would be carried out. MA to update Council on replacement cost and schedule.	MA
5.1.2	The meeting unanimously resolved that all dismantled faulty bay lights be disposed off accordingly.	For Info
5.2	DISPOSAL OF WRITTEN-OFF ASSETS	
5.2.1	The meeting approved to write off an office asset (Laptop) that had broken down as follows; Presario CQ60, S/No - 2CE851LPKS, P/No – FY971PA#AB4. The meeting ended at 17.00 pm with a vote of thanks to all present.	For Info

Minutes recorded by: Francis A. Koh
Vetted by: Frederick Loi

Confirmed by:



Chairman
2st Management Council
The Management Corporation Strata Title Plan No. 3564

Date