WCEGA PLAZA & TOWER MCST 3564 Management Office

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MINUTES OF THE 8^{TH} COUNCIL MEETING OF THE 9^{th} MANAGEMENT COUNCIL HELD ON FRIDAY, 21^{TH} FEBRUARY 2020 AT #02-71, MANAGEMENT OFFICE, WCEGA TOWER.

<u>Present:</u>	Mr Ong Khek Chong Mr Dave Yoe Tong Hock Ms Catherine Kweh Hui Cheng Mr Terry Goh Wei Qiang Mr Cheng XiaoDong Mr Ben Tan Eng Hua Mr Koh Sheng Wei	-	Chairman Secretary Treasurer Member Member Member Member
Absent with Apology:	Mr Danny Teo	-	Member
Attendees:	Ms Gean Chew Mr David Khoo Mr Rayan Lim Ms Tan Ee Min	- - -	Newman & Goh Property Consultants Pte Ltd (Managing Agent – MA)

S/NO	AGENDA	1	ACTION		
	The meeting was called to order at 2.10 pm, wit	h quorum.			
1.0	TO CONFIRM MINUTES OF THE 7 TH OMANAGEMENT COUNCIL HELD ON 16 TH JAM		INFO		
	The minutes of the 7 th Council meeting of the 9 th Management Council held on 16 th January 2020 was unanimously confirmed at meeting.				
	Proposer: Ben Tan Se	conder: Catherine Kweh			
2.0	TO PRESENT THE FINANCIAL STATEMENTS FOR JANUARY 2020. MA referred to the above and highlighted the following salient points: -				
	INCOME & EXPENDITURE FOR THE MONTH OF JANUARY 2020				
	Income for the Month	\$198,056.09			
	Expenditure for the Month	\$162,762.79			
	Surplus for the Month (After Tax)	\$31,193.30			
	YTD Surplus (After Tax)	\$31,193.30			
	Cash & Bank Balances	\$4,574,842.28			
	Accumulated Management Fund	\$1,299,913.12			
	Accumulated Sinking Fund	\$2,893,587.75			
	Defects Claim Fund	\$2,614.20			

MA proceeded to report the debtors' listing as of 21th February 2020 and reported units which were in arrears for 2 quarters and more.

There was no further query by Council and the Financial Statement for the month of January 2020 was unanimously adopted.

Proposer: Ong Khek Chong Seconder: Dave Yoe

3.0 TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.

3.1 Repair and Redecoration Works.

The following works were presented by the appointed building consultant M/s Bruce James Building Surveyors Pte Ltd (Bruce James) and appointed applicator; M/s KSL Resources Pte Ltd (KSL) on behalf of M/s Berger Paints Singapore Pte Ltd:

1. Concrete Humps at Plaza Ramp Area.

CONTR

The construction of concrete humps at Plaza ramp area have been completed on 3rd January 2020 with some minor touch-up works.

2. Floor Tiles at Tower Roundabout Area and Construct Ramp at Plaza Entrance.

CONTR

The floor tiles installation works have been completed on 23 January 2020 inclusive of painting road markings and wordings. They will provide quotation for drawing double yellow lines at the round-about area leading to the main entrance of the development.

3. Lift Lobby Wall Tiles.

CONTR

The contractor informed that they are waiting for the wall tiles reply from overseas and will inform us on 1st week of March 2020.

4. Damaged Lift Lobby Floor Tiles at Wcega Tower

CONTR

Contractor have identified 2,872 pcs of damaged/hollow tiles at Tower lift lobby floor. They have dispatched the sample tiles and is waiting for the reply from oversea. They will inform us on 1st week of March 2020.

5. Replace Damaged Common Area Doors

CONTR

Contractor has identified twenty-one (21) nos. of common area doors to be replaced. They are waiting for the shipment from oversea and will inform us on 1st week of March 2020. Once arrived, the fire-rated doors will be sent for testing and affix with the Authority's approved stickers.

The contractor requested for site inspection with RTO and management staff to handover works that are fully completed. Members agreed.

3.2 Lift Matters.

INFO

MA informed that there are four (4) breakdowns reported for the month of January 2020. The cause of breakdown is in the MA report.

3.3	Legal Letter from Units #24-76/77/78 & #08-27/28/29 (Supersonic Maintenance Services Pte Ltd) & Strata Titles Boards Mediation STB No. 86 of 2019	INFO
44 VIII. 1474	The mediation hearing is fixed on 18th February 2020 (Tuesday) at 10.30 am at 45 Maxwell Road #05-02, The URA Centre, Singapore 069118.	
	It has been postponed to 13 th March 2020 (Friday) at 10.30am due to Supersonic's lawyer who came back from overseas, had a fever and is doing self-quarantine.	
3.4	Confirmation of 10 TH AGM	MA
	MA inform that the auditor reports are ready and has been endorsed by secretary and treasurer. MA have also booked the venue. MA informed Council in the event that the coming 10 th AGM needs to be postponed to a later date due to the worsening of the CoVID-19, An interim audit is required for the postponement. The interim audit fee was presented with no objection from Council.	
3.5	Additional Season Parking for Heavy Vehicle Registration Number - YN1523G	INFO
	M/s Supersonic Maintenance Services Pte Ltd (SMS) did not submit the valid VPC, road tax and insurance for tanker YN1523G. Members deliberated and agreed to engage Lee & Lee to write to them to submit the above-mentioned documents by 5.00pm on 10 th February 2020, failing which it will be dealt with in accordance with the development's by-laws. It was noted that SMS tow away the tanker from Tower heavy vehicle parking lot on 5 th February 2020.	
	MA informed Council that for any MCST to allow overnight parking of heavy vehicles, a Heavy Vehicle Parking (HVP) licence is required from LTA. After some discussion and consideration, Council unanimously agreed to let the incoming 10 th Management Council to deliberate on the matter.	
3.6	Charity Dinner Event	INFO
	Due to the outbreak of Covid-19 and health concerns, the charity dinner was cancelled.	
3.7	Structural Inspection of Plaza Level 2 Void Area	MA
	MA presented the quotation from M/s Aston Consulting Engineers (Aston) for structural inspection, report and endorsement of the existing structure at 2 nd level void at Wcega Plaza for proposed use as temporary vehicle holding area.	
	Council has noted that the fees does not include submissions to BCA and/or other authorities of Singapore. Council has no objection to proceed with the works.	
3.8	Method of Holding Meetings	INFO
	In accordance to the 2 nd schedule of BMSM Act, the Council agreed and adopted that:-	
	The holding of any of MCST 3564's meetings by means of teleconference, video conferring or other electronic means of communication.	

b. Should any meeting be postponed or not held, resolution in writing by majority members of the Council will be considered validly passed if notice had been given.

The meeting ended at 4.20 pm with a note of thanks to all attendees.

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

Confirmed by

Secretary

9th Management Council

The Management Corporation Strata Title Plan No. 3564

 $\frac{18(3/20)}{\text{Date}}$