

**MINUTES OF THE 3rd COUNCIL MEETING OF THE 16th MANAGEMENT
COUNCIL OF THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO.
2934 VIA ELECTRONIC MEANS ON 27th JULY 2022 AT 8:00PM**

Council Members Present:

Mr. Pang Yoke Ting Eugene	Chairman
Mr. Koh Nghee Kwang	Secretary
Ms. Sheila Lin GaiJun	Treasurer
Mr. Sivakumar Rajendera	Member
Ms. Fatima Shabbir	Member

Absent with Apologies:

N.A

MA In Attendance:

Ms. Nur Azura	- Strata Manager	} Savills Property Management
Mr. Chan Kok Kiong	- Condo Manager	} Pte Ltd

S/No.	ITEMS	ACTION
1.0	Opening of Meeting	
	The meeting was called to order at 8.02pm when there was a quorum.	Info
2.0	Confirmation of 2nd Council Meeting Minutes of the 16th Management Council	
	The minutes of the 2 nd Council Meeting on 22/06/2022 were confirmed. Proposed by Mr. Koh and seconded by Mr. Eugene	Info
3.0	Matters Arising	
3.1	Term Contract	
	<p><u>Insurance Policy</u> MA presented the quotations from various insurance company and it was decided to proceed with China Taiping @ \$3,135.53 as they offer the most competitive rate.</p> <p>Council in principle concurred with the MA's recommendation subject to MA verifying that the terms and conditions of the insurance policies were equalized.</p> <p><u>Swimming Pool and Water Feature Maintenance</u> MA updated that the MCST had an option to renew the Swimming pool and water feature maintenance contract with Crystal Clear at the same rate @ \$650.00 per month for another year. There being no objection from the council, the contract will be renewed.</p> <p><u>Fire Protection Equipment Maintenance</u> It was informed that there are quotations that are still pending submission from contractors. MA shall consolidate and submit to council for decision making.</p>	<p style="text-align: center;">Closed</p> <p style="text-align: center;">MA to equalize</p> <p style="text-align: center;">Closed</p> <p style="text-align: center;">MA</p>

3.2	BBQ Pit Improvement Works	
	<p>MA updated that the repairs for the dislodged tiles at BBQ pit 2 had been completed.</p> <p>MA updated that to replace the existing BBQ pits to outdoor electrical BBQ grill type, the followings would be needed:</p> <ol style="list-style-type: none"> 1. Installation of shelter as the electrical BBQ grills are not waterproof 2. Installation of electrical point to cater to the electrical BBQ grilles 3. Alteration might need to be done to fit the size of the electrical BBQ grills. <p>Other than the above, the relevant approvals from authorities and feasibility study from qualified person as well as AGM approval would also be required before project could proceed.</p> <p>One of the Council members shared that in previous AGM, the proposal to provide shelter to the BBQ area was defeated as there were concerns of noise, etc. It was discussed that MA would assist to get all the necessary costing for the above works as preparation before Council decides whether to table this motion at the next AGM.</p>	<p>MA</p> <p>Note</p> <p>Note</p> <p>MA</p>
3.3	Landscape Matters	
	<p>MA updated that the 2 trees that were found dead at block 2 perimeter had been removed and shall be replace when the trees arrived. Estimated to be replaced in the next float team visit.</p> <p>MA presented the proposal of an unkempt landscape area where replacement of plants could be considered to make the area more presentable. MA to email the proposal to Council for review and consideration.</p>	<p>Info</p> <p>MA</p>
3.4	Solar Panel System	
	<p>MA informed that the feedback from one of the vendors for solar panel was that it would not be feasible to install solar panels within the development for the following reasons:</p> <ol style="list-style-type: none"> 1. Inability to meet the 2.5m setback requirement for location for the proposed installation of the solar PV System as required by SCDF. 2. No sell back of power for MCST, Master & Sub Meter Scheme (Singapore Power Rule). 3. Difficulty of installation on Building and the high cost involved would not justify the proposed installation. <p>MA to share with the Council, feedbacks, update / proposals from other specialist vendors when received, in due course.</p>	<p>Info</p> <p>MA</p>

4.0	To review and adopt the Financial Report for June 2022	
	MA presented the June 2022 financial statements and updated the major expenses incurred for the respective months. There being no further comments, the financial reports for June 2022 were adopted. Proposed by Mr. Eugene and seconded by Mr. Siva.	Info
5.0	Any Other Business	
5.1	Uplifting of Standard Chartered Bank Fixed Deposit	
	MA updated that another 2 matured fixed deposit (each \$105,865.09) with Standard Chartered Bank had been renewed at the rate of 0.55% on 21/7/2022. It was decided to be uplifted and placed it with another bank at higher rate. MA was tasked to include local bank rates and to email Council the updated interest rate for consideration.	MA
6.0	Next Council Meeting	
	MA shall propose the dates to Council in due course.	MA

There being no other business, the meeting ended at 8.41 p.m.

CONFIRMED BY

DATE

8/8/2022



CHAIRMAN
Mr Eugene Pang