

**Minutes of the 1<sup>st</sup> Council Meeting of the 7<sup>th</sup> Management Council held on  
 5 May 2023 at 7:30 PM, via Electronic Means**

|                              |   |  |
|------------------------------|---|--|
| <b>Present</b>               | Mr. Lai Leong Peng, Thomas<br>Mr. Lee Chiaw Bob<br>Ms. Loi Wen Chi, Jane<br>Ms. Tan Siok Yin, Daphne<br>Mr. Hon Kong Lum, Sam<br>Ms. Weng Huiting | Chairman<br>Secretary<br>Treasurer<br>Council Member<br>Council Member<br>Council Member |
| <b>Absent with Apologies</b> | Mr. Nelson Yoh Chee Ping  | Council Member   |
| <b>In Attendance</b>         | Mr. Chua Jin Ghee<br>Ms. Marlitte Gomez   | Managing Agent<br>Knight Frank<br>Property Asset Management Pte Ltd<br>(KFPAM)           |

| Item       | Matters Discussed  | Action      |      |             |   |                           |          |   |                  |           |   |                      |           |        |
|------------|--|-------------|------|-------------|---|---------------------------|----------|---|------------------|-----------|---|----------------------|-----------|--------|
|            | <b>Commencement of the Meeting</b>   |             |      |             |   |                           |          |   |                  |           |   |                      |           |        |
|            | There being a quorum, the meeting was called to order at 7:32 pm in accordance with paragraph 2 (1) (b) of the Second Schedule of the Building Maintenance and Strata Management Act.  | Info        |      |             |   |                           |          |   |                  |           |   |                      |           |        |
| <b>1.0</b> | <b>Declaration by Council Members in accordance with Section 60 of the Building Maintenance &amp; Strata Management Act</b>  |             |      |             |   |                           |          |   |                  |           |   |                      |           |        |
|            | MA advised that accordance to the BMSM Act 2004 (Cap.30C), members of the council are required to disclosure any interest or involvement in accordance with Section 60 of the Act.<br><br>MA cited example: i.e., council members with relatives who have interest in tendering for service contracts at La Fiesta are required to declare their interest and/or relationship to the companies tendering, if any.<br><br>With no further query, members present made their declaration via in the accompanied form provided by Knight Frank. MA to collate the form and update members in the 2 <sup>nd</sup> Council Meeting. | Info        |      |             |   |                           |          |   |                  |           |   |                      |           |        |
| <b>2.0</b> | <b>To elect office bearers</b>   |             |      |             |   |                           |          |   |                  |           |   |                      |           |        |
|            | The council deliberated and unanimously voted on the following 3 members as the office bearers of the 7 <sup>th</sup> Management Council.  |             |      |             |   |                           |          |   |                  |           |   |                      |           |        |
|            | <table border="1"> <thead> <tr> <th>S/N</th> <th>Name</th> <th>Designation</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Mr Lai Leong Peng, Thomas</td> <td>Chairman</td> </tr> <tr> <td>2</td> <td>Mr Lee Chiaw Bob</td> <td>Secretary</td> </tr> <tr> <td>3</td> <td>Ms Loi Wen Chi, Jane</td> <td>Treasurer</td> </tr> </tbody> </table>  | S/N         | Name | Designation | 1 | Mr Lai Leong Peng, Thomas | Chairman | 2 | Mr Lee Chiaw Bob | Secretary | 3 | Ms Loi Wen Chi, Jane | Treasurer | Closed |
| S/N        | Name   | Designation |      |             |   |                           |          |   |                  |           |   |                      |           |        |
| 1          | Mr Lai Leong Peng, Thomas  | Chairman    |      |             |   |                           |          |   |                  |           |   |                      |           |        |
| 2          | Mr Lee Chiaw Bob   | Secretary   |      |             |   |                           |          |   |                  |           |   |                      |           |        |
| 3          | Ms Loi Wen Chi, Jane   | Treasurer   |      |             |   |                           |          |   |                  |           |   |                      |           |        |



| Item       | Matters Discussed   | Action         |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
|------------|---|----------------|------|-------------|---|---------------------------|----------|---|------------------|-----------|---|----------------------|-----------|---|-------------------------|----------------|--------|
| <b>3.0</b> | <b>To appoint bank signatories to operate the bank accounts of the management corporation</b>   |                |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
|            | <p>The meeting unanimously resolved that the following members will be the authorized signatories.</p> <table border="1"> <thead> <tr> <th>S/N</th> <th>Name</th> <th>Designation</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Mr Lai Leong Peng, Thomas</td> <td>Chairman</td> </tr> <tr> <td>2</td> <td>Mr Lee Chiaw Bob</td> <td>Secretary</td> </tr> <tr> <td>3</td> <td>Ms Loi Wen Chi, Jane</td> <td>Treasurer</td> </tr> <tr> <td>4</td> <td>Mr Nelson Yoh Chee Ping</td> <td>Council Member</td> </tr> </tbody> </table> <p>MA to update the bank authorised signatories and update the members accordingly.</p> | S/N            | Name | Designation | 1 | Mr Lai Leong Peng, Thomas | Chairman | 2 | Mr Lee Chiaw Bob | Secretary | 3 | Ms Loi Wen Chi, Jane | Treasurer | 4 | Mr Nelson Yoh Chee Ping | Council Member | Closed |
| S/N        | Name  | Designation    |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
| 1          | Mr Lai Leong Peng, Thomas   | Chairman       |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
| 2          | Mr Lee Chiaw Bob  | Secretary      |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
| 3          | Ms Loi Wen Chi, Jane  | Treasurer      |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
| 4          | Mr Nelson Yoh Chee Ping   | Council Member |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
| <b>4.0</b> | <b>To appoint an auditor</b>  |                |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
|            | The council members to be informed upon obtaining the three (3) quotations and will appoint via email if necessary.   | MA             |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
| <b>5.0</b> | <b>To appoint a managing agent</b>  |                |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
|            | <p>The council members will reply on the appointment of the Managing Agent (MA).</p> <p>The current contract with M/s Knight Frank Property Asset Management Pte Ltd (KFPAM) is set to expire on 31 May 2023. Upon the request by the 7<sup>th</sup> Management Council, KFPAM has agreed to an extension until further notice or until the appointment of a new MA company is concluded.</p>   | Info           |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
| <b>6.0</b> | <b>Adjournment of meeting</b>   |                |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |
|            | As the council members in attendance had to leave the meeting, there was no quorum to continue, and the meeting was adjourned to the 18 <sup>th</sup> of May. A new notice will be posted on the notice boards for the adjourned meeting.   |                |      |             |   |                           |          |   |                  |           |   |                      |           |   |                         |                |        |

Minutes Recorded By  
**Knight Frank Property Asset Management Pte Ltd**

Minutes Confirmed By:

.....  
 Mr. Lai Leong Peng  
 Chairman, on behalf of 7<sup>th</sup> Management Council  
**The Management Corporation Strata Title Plan No. 4463**



Managing Agent:  
 Knight Frank Property Asset Management Pte Ltd 160 Paya Lebar Road #05-05 Singapore 409022  
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