

PERBADANAN PENGURUSAN VISTA KOMANWEL B (BUKU DAFTAR STRATA 2114)

Minutes of 56th Property Management Committee Meeting

Ref : **PPVKB/055/2019**

Date : 27/11/2019

Time : 6.00PM

Venue : Management Office – Meeting Room

Attended by:

MANAGEMENT COMMITTEE

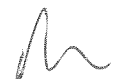
1.	Mr. Chow Yue Wing	CYW	Chairman
2.	Mdm. Loh Mei Sin @ Vivien Loh	LMS	Secretary
3.	Mr. Ho Lee Wah @ Daniel Ho	HLW	Treasurer
4.	Mr. Khong Chee Kong	KCK	Committee Member
5.	Mdm. Tan Lai Yong @ Melissa Yong	TLY	Committee Member
7.	Mr. Teh Teong Khuan @ Chris Teh	TTK	Absent with apologies
8.	Mr. Hoi Kam Fatt @ Alan Hoi	HKF	Committee Member
9.	Mr. Chuai Teck @ Chai Teck (Terrence)	CT	Committee Member

RAINE, HORNE & ZAKI PROPERTY MANAGEMENT (RHZ)

1.	Mr. Selvakumaran P.	SP	Operation Manager
2.	Mr. Norrol Kamal Bin Md Zainin	KZ	Building Manager
3.	Mr. Barani Kumar	BK	Account

The Chairman welcomed all committee members to the 55th Management Committee meeting of Perbadanan Pengurusan Vista Komanwel B.

Prior to the commencement of the meeting, the Committee was presented with the insurance renewal proposals by representatives from 3 insurance companies, namely Allianz Insurance, Lonpac Insurance and Takaful Malaysia Insurance. LMS excused herself to attend a wake after the presentation of insurance renewal proposals.



Item	Agenda	Matter Discussed	Action to be Taken	PIC	Dateline
1.	To adopt and approve last MC meeting minutes.	a) The minutes of the last Meeting was deliberated (PPVKB/055/2019) and was proposed to be adopted by Mr. Hoi Kam Fatt @Alan Hoi and seconded by Mdm. Mdm. Tan Lai Yong @Melissa Yong.	Info.		
2.	2.1 Accounts	<p>a) Income and Expenditure. BK presented Oct'19 income and expenditure statement with deficit of Rm15,501.83 derived from income of Rm168,838.05 after deducting expenses of Rm153,336.22</p> <p>b) New FD BK proposed that to open new FD Account at UOB and he will make necessary arrangement with the bank officer to visit VKB premises to facilitate the opening of account. MC agreed to this proposal accordingly.</p>	<p>Info.</p> <p>BK to follow up.</p>		
	2.2 Tribunal Case	a) MC was informed that another technical team from tribunal for inter-floor leakage case between Mr Ong Khai Yang B1-B2-05 and Mdm. Tai Lye Houn B1-B1-05 on 02nd Dec 2019 Mon 9.30am to carry out site survey.	Info.		
3.	Lift - B Tower	a) MC was informed project tentatively to	Info.		



	(Mitsubishi) Lift Refurbishment & Modernization - B Tower.	commence mid December 2019. b) MC was informed Mitsubishi was provided the schedule and notices are be put up to this effect on works progress for resident info.	KZ to follow up.		
4.	SECURITY (Veritas Security)	a) MC was informed that services provided by Veritas has not improved. b) RHZ to provide schedule of quotation received on site and forward to MC and also arrange for tender interview.	Info. KZ to follow up.		
5.	CLEANER (TWOT Cleaning Services)	a) MC advised RHZ to monitor performance of cleaner, thumbprint out after 5pm. b) MC advice RHZ to monitor cleaners on their performance.	KZ to follow up. KZ to follow up.		
6.	PEST CONTROL (New-Tech Pest Control).	No matters arising.	Info.		
7.	LANDSCAPING (UVA Trading).	a) MC raise their concern on their performance landscape workers as they are always on their handphone and not doing their job. b) MC will issue show cause letter to them and source for new quotation. c) MC requested RHZ to look into	KZ to follow up. KZ to follow up. KZ to follow up.		

[illegible]

		<p>highlighted that Khong & Jaffar was appointed by them to carry out a current valuation for reconstruction cost for the building. Based on the said report there was a recommendation to review the current insured sum of RM120,000,000. to RM246,000,000. As such, the annual premium will be increased from RM62,000. to around RM109,000 and hence the concern on the additional premium to be paid by parcel owners. MC to deliberate further on this matter and come out with the decision during the next meeting.</p> <p>RHZ to prepare the necessary comparison between the current and the proposed sum insured.</p>			
10.	Renovations	a) RHZ informed the meeting that there are 9 units that are currently undergoing renovation.	a) Info.		
11.	Procurement	<ul style="list-style-type: none"> - MID MARVEL ENGINEERING SDN BHD (RM 3,700.00) Supply & install Items for Hose Reel and Sprinkler System at Clubhouse. - ECE ELECTRONIC & SECURITY SYSTEM (RM 7,280.00) Install Pedestrian Walk Gate & Door Access Controller at Guard House. 			



The meeting was adjourned at 11:00pm with a word of thanks from the Chairman and the next meeting is scheduled on Wednesday 18th December 2019 at 7:00pm.

Prepared by,

Mr. Norrol Kamal Bin Md Zainin (KZ)
RAINE, HORNE & ZAKI (RHZ)
Property Management Sdn. Bhd.

Confirmed by,

Mdm. Loh Mei Sin @ Vivien Loh
SECRETARY
Perbadanan Pengurusan Vista Komanwel B

Approved by,

Mr. Chow Yue Wing (CYW)
CHAIRMAN
Perbadanan Pengurusan Vista Komanwel B

