

PERBADANAN PENGURUSAN VISTA KOMANWEL B (BUKU DAFTAR STRATA 2114)

Minutes of Meeting of Perbadanan Pengurusan Vista Komanwel B

Ref : PPVKB/051/2019

Date : 26/6/2019

Time : 8.00PM

Venue : Management Office – Meeting Room

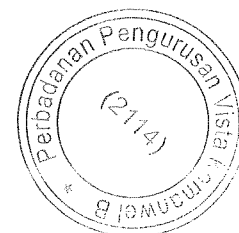
Attended by:

MANAGEMENT COMMITTEE

1	Mr. Chow Yue Wing	CYW	Chairman
2	Mr. Khong Chee Kong	KCK	Secretary
3	Mr. Ho Lee Wah @Daniel Ho	HLW	Committee Member
4	Mdm. Loh Mei Sin @Vivian Loh	LMS	Committee Member
5	Mdm. Tan Siew Ling @Michelle Tan	MT	Committee Member
6	Mr. Chong Siew Han	CSH	Committee Member
7	Mr. Teh Teong Khuan	TTK	Committee Member

RAINE, HORNE & ZAKI PROPERTY MANAGEMENT (RHZ)

1	Mr. Selvakumaran P.	SP	Absent with apologies
2	Mr. Norrol Kamal Bin Md Zainin	KZ	Building Manager
3	Mr. Barani Kumar	BK	Senior Accounts Executive



The Chairman welcomed all committee members to the 50th Management Committee meeting of Perbadanan Pengurusan Vista Komanwel B, held on the 26th June 2019.

Prior to the commencement of the meeting, the Chairman expressed his condolences to the family of the late Mr Stanley Rodgers and put on record a note of appreciation for his valued contributions during his tenure in the Management Committee.

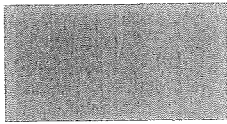
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Minutes of 51st MC Meeting @VKB – 26th June 2019

Item	Agenda	Matter Discussed	Action to be Taken	PIC	Dateline
1.	To adopt and approve last MC meeting minutes.	The minutes of the last Meeting was deliberated (PPVKB/050/2019) and was proposed to be adopted by Mr Ho Lee Wah and seconded by Madam Loh Mei Sin without amendments.	Info.		
2.	2.1 Accounts.	<p>a) Income and Expenditure.</p> <p>b) Major Expenses</p> <p>c) Opening Special Painting Fund FD Account.</p> <p>d) BK proposed that we place the monies in the current FD maintain at Seri Petaling Branch and will be later transfer to the new account pending to be open at Bukit Jalil Branch. CYW instructed BK to proceed.</p> <p>e) KCK asked about bank balances in current account. BK said that the current account had RM245K at end May.</p> <p>CYW asked if there is 245K in the current account consistently everyday. BK said there is more than that because that 245K is after catering for unrepresented cheques. He confirmed</p>	<p>a) BK deliberated on this matter.</p> <p>b) Info.</p> <p>c) Info.</p> <p>d) Deposited.</p> <p>e) KCK's note: S80 of the Strata Management Act 2013 requires "Moneys not required for immediate use" to be deposited into "income-bearing deposit account with a bank" ie FD.</p> <p>At the MC meeting held on 15 May 2017, the same issue had</p>		

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		<p>what CYW said was "RM245K cash sitting there which will not be used" and "so that means consistently there'll be two hundred over thousand cash balance there which is not touched."</p> <p>The issue of how much the maximum current account balance should be was put to a vote. CYW proposed RM200K while KCK proposed RM100K. The majority of members voted for CYW's proposal of RM200K.</p> <p>f) BK said RHZ is launching an online payment portal and an app thru which owners can check their balances and make payments. The committee members asked what the transactional charges were and how it compared to what Public Bank is charging. BK said it was slightly higher than PBB's rates and there was a monthly RM200 charge but their service catered for payments through other banks.</p> <p>The committee members decided to stay with Public Bank</p> <p>g) MT asked for confirmation of the status of bank accounts. BK said there are only 3 accounts with PBB – 2 current accounts (MF & SF) and 1 FD account (used for both MF & SF</p>	<p>been brought up and it was then decided that the current account balance should not exceed RM150K at any one time.</p> <p>f) For info.</p> <p>g) RHZ to follow up.</p>		
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		<p>moneys). KCK said that means that we are still in contravention of the Strata Management Act.</p>			
	2.2. Tribunal Case	No matters arising.	Info.		
	2.3 Audited Accounts	No matters arising.	Info.		
3.	Lift - B Tower (Mitsubishi) Lift Refurbishment & Modernization - B Tower.	<p>To CYW's question, RHZ said it will start July or August. TTK said some urgent repair works are needed on the lifts and said that if new parts are necessary, they should be billed under the main refurbishment contract.</p> <p>To KCK's question, RHZ said the delay was not due to the addition of the card access feature. Neither was it a matter of non-payment. CYW instructed RHZ to get Mitsubishi to get started earlier and not delay anymore.</p>	 <p>RHZ to expedite with top priority</p>	SP	ASAP
4.	Lift B1 & B2 (Access Elevator)	No matters arising.	Info.		
5.	CLEANER (TWOT Cleaning Services)	No matters arising.	Info.		
6.	PEST CONTROL (New-Tech Pest Control).	No matters arising.	Info.		
7.	LANDSCAPING (UVA Trading).	No matters arising.	Info.		

8.	Other Matters				
	8.1 VKB Signage	MT proposed that this project be suspended on the basis that the proposed location (on the guardhouse) is not suitable. The meeting agreed to the proposal.	Info.		
	8.2 CCTV	<p>a) KZ reported that Mr Chua of the company that does IMU's CCTVs has already done his survey of our system.</p> <p>b) HLW said he'll be meeting the IMU CCTV contractor. TTK offered to ask his friend to have a look.</p> <p>c) MT recounted the history of CCTV contractors – Elink, Maha Asia, Hitech. CYW commented that total expenditure incurred is at least a few hundred thousand. KCK requested BK to extract all the expenses we have incurred over the years on CCTV and to present the list and total at the next MC meeting.</p>	<p>a) To follow up.</p> <p>b) Info.</p> <p>c) BK to follow up.</p>		
	8.3 Renovations	<p>a) Renovation List KZ presented renovation list and currently there are 6 units and there is no changes.</p> <p>b) CYW said that an up-to-date list of approved renovations and salient details</p>	<p>a) Info.</p> <p>b) KZ to implement.</p>		

		should be maintained at the guardhouse and on the notice boards. The objective is to keep residents informed and security guards can easily determine if contractors are coming in for approved work.			
	8.4 B Tower Lobby Renovation	No matters arising.	a) Info.		
	8.5 Car Clamping for Traffic Offenders.	<p>a) Clamping of Cars A vote was taken to decide whether to include the words "maximum penalty for car clamping shall be RM200.00" in the House.</p>	a) RHZ to follow up.		
	8.6 Speed Limit	a) CYW said that the signage is not visible. KZ to look into increasing the size of the speed limit sign board.	a) KZ to follow up.	KZ	
	8.7 Resident contact list	<p>a) CYW said the list should show: - Owner's residential status - whether Unit occupied by owner or tenant</p> <p>b) CYW suggested that details should be asked for whenever owners or residents come to apply for access cards and car stickers.</p>	RHZ to follow up and to take note.		
	8.9 EM Lock @ Guardhouse	KCK asked if the AR for the lowest quote of RM4,750 by ECE has been signed. To prevent tailgating, CYW suggested a modification of the gate to mimic a turnstile. He explained that it could simply be a removable bar	KZ to follow up and present diagrams/drawings for approval.		

		attached to the gate at a right angle. He also asked for diagrams of where the in- and out- gates will be installed. KCK said that ECE's quote excludes ironmongery works and a contractor will have to be appointed to handle the ironmongery after plans are approved.			
	8.10 Imagine Café – Blocked Outlet Pipes	<p>KCK said the outlet pipes from the Café were blocked and was told by the plumbing contractor that it was filled with sludge and even tissue paper etc.</p> <p>To KCK's question, CYW said the rental contract does require the operator to install and maintain grease traps.</p> <p>To KCK's complaint</p> <p>KCK suggested that the operator be billed for repairs.</p>			
	8.11 Update on IMU RA meeting	<ol style="list-style-type: none"> 1. Hospital progressing smoothly 2. Application for approval of proposed "chill-out" area where hawkers are supposed to move to has been submitted by IMU. Two hawkers have agreed to move but not the one on our corner 3. IMU will set back their barriers along their shuttle bus waiting area and directly in front of our guardhouse as requested 	For info.		

		<ol style="list-style-type: none"> 4. IMU will engage Rela officers to help with their security and traffic duties during peak hours 5. IMU is also facing security issues themselves (for info only) <p>MT suggested that we must also work on preventing other hawkers to move into the soon-to-be vacated pavement corners.</p>			
9.	Procurement	<ul style="list-style-type: none"> - Srijati Industrial Supplies (RM1,160.00) Supply Hardware Item - Jabatan Keselamatan dan Kesihatan (JKKP) (RM2,280.00) Renew License 			

The meeting was adjourned at 11:00pm with a word of thanks from the Chairman and the next meeting is scheduled on Wednesday 31st July 2019 at 8:00pm.

Prepared by,

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

Confirmed by,

 Mr. Khong Chee Kong (KCK)
 SECRETARY
 Perbadanan Pengurusan Vista Komanwel B

Approved by,

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