

**MINUTES OF PERBADANAN PENGURUSAN VISTA KOMANWEL B ANNUAL GENERAL MEETING HELD
ON 21ST APRIL 2018, 2.30PM AT THE CLUBHOUSE PARCEL B, VISTA KOMANWEL B, BUKIT JALIL,
57700, KUALA LUMPUR.**

Registered Attendees

No.	Unit No.	Name of Registered Proprietor	Name of Attendee	Attendee Status	Voting Rights
BLOCK B					
1	B-03-04	Lock Thim Sing	Lock Thim Sing	Proprietor	1
2	B-05-02	Laili Azura Binti Ibrahim	Mohd Romi Bin Mohd Afif	Proxy	1
3	B-08-07	Lee Pih Choo	Lee Pih Choo	Proprietor	1
4	B-09-05	Law Eng Lim	Law Eng Lim	Proprietor	1
5	B-11-04	Alexander Jaya Raj Joseph & Annie Mary A/P A. Nelson	Alexander Jaya Raj Joseph	Proprietor	1
6	B-12-04	Wong Hua Wouk	Wong Hua Wouk	Proprietor	1
7	B-12-05	Ong Seong Lim	Ong Seong Lim	Proprietor	1
8	B-21-05	Wan Heng Wah & Cheong Sow Woke	Cheong Sow Woke	Proprietor	1
9	B-21-08	Ooi Chai Huat	Ooi Chai Huat	Proprietor	1
10	B-22-02	Khong Chee Kong	Khong Chee Kong	Proprietor	1
11	B-22-03	Chong Kiam Ngee & Chong Yew Ngee	Chong Yew Ngee	Proprietor	1
12	B-23-04	Ooi Chai Huat & Ang Jit Suan	Ooi Chai Huat	Proprietor	1
13	B-24-02	Chong Teck Wei & Chong Mui Jen	Chong Mui Jen	Proprietor	1
14	B-24-07	Teh Teong Khuan	Teh Teong Khuan	Proprietor	1
15	B-25-05	Lim Chee Sing / Chang Lily	Wong Wei Wan	Proxy	1
16	B-25-07	Chin Hee Choon & Thong Ming Teck	Chin Hee Choon	Proprietor	1
17	B-27-06	Choo Sau Ching	Choo Sau Ching	Proprietor	1
BLOCK B1					
18	B1-B1-07	Ng Sin Yee	Ng Sin Yee	Proprietor	1
19	B1-01-01	Tan Tee Mean & Tan Siew Lee	Tan Tee Mean	Proprietor	1
20	B1-3A-01	Chuai Teck @ Chai Teck	Chuai Teck @ Chai Teck	Proprietor	1
21	B1-06-03	Chong Siew Han	Chong Siew Han	Proprietor	1
22	B1-09-04	Ho Li Chin	Ho Li Chin	Proprietor	1
23	B1-09-05	Ho Lee Wah	Ho Lee Wah	Proprietor	1
24	B1-13-07	Tan Tee Huat	Tan Tee Huat	Proprietor	1
25	B1-13-08	Tan Tee Huat	Tan Tee Huat	Proprietor	1
26	B1-16-02	Chow Kee Earn & Chong Sok Chin	Chow Lee Hiong	Proprietor	1
27	B1-18-04	Tan Siew Ling	Tan Siew Ling	Proprietor	1

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BLOCK B2					
28	B2-01-07	Sim Beh Chai	Sim Beh Chai	Proprietor	1
29	B2-01-08	Loke May Lan	Fong Yong Fatt	Proxy	1
30	B2-02-02	Tham Chun Wah @ Lau Chang Wah & Wong Pik Kuan	Tham Chun Wah	Proprietor	1
31	B2-02-07	Nithiaraj A/L P. Ramanathan	Nithiaraj A/L P. Ramanathan	Proprietor	1
32	B2-03-08	Foong Kam Ying	Foong Kam Ying	Proprietor	1
33	B2-3A-02	Low Chee Huey & Lee Jun Jia		Proprietor	1
34	B2-05-03	Lok Kar Lim & Low Wee Ling	Lok Kar Lim	Proprietor	1
35	B2-06-01	Tham Chee Hoong	Tham Wing Lok	Proxy	1
36	B2-07-02	Wong Heong Booi & Shee Lup Yun	Shee Lup Yun	Proprietor	1
37	B2-13-05	Tan Lai Yong	Tan Lai Yong	Proprietor	1
38.	B2-13-07	Tan Gar Peng	Tan Siew Ling	Proxy	1
39.	B2-15-01	Stanley Keith Rodgers	Stanley Rodgers	Proprietor	1
40.	B2-18-05	Loh Mei Sin	Loh Mei Sin	Proprietor	1
TOTAL REGISTERED VOTERS					40 (35 Proprietors + 5 Proxies)

Representative from Property Management Company (Raine, Horne & Zaki Property Management Sdn Bhd)

No.	Name	No.	Name
1.	Mr. P. Selvakumaran	4.	En. Muhammad Farid bin Abdullah
2.	Mr. Kumar Kanthan	5.	Cik Syazana Binti Jasmee
3.	Ms. Suhashini Demudu	6.	Muhammad Khairul Izham Bin Kamarudin

To establish the quorum for the meeting and call the meeting to order;

On the meeting at 2.00pm, a total of thirty seven (37) attendees were present. As the quorum requires at least a total of two hundred and fifteen (215) eligible parcel properties to meet the quorum, Mr. P. Selvakumaran being the representative from Raine, Horne & Zaki Property Management Sdn Bhd informed all present that the registration will proceed for an additional half an hour.

At 2.30 pm, it was recorded that forty one (41) attendees were present with thirty six (36) of them being proprietors, and five (5) being proxies. The meeting was called to order to transact all business according to the agenda and the proceedings were conducted in accordance to Strata Management Act 2013 (Act 757).

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1.0 Agenda 1 – To elect the Chairman to conduct the Annual General Meeting;

- 1.1 Before proceeding further, Mr. P. Selvakumaran explained that members of the floor are required to elect a Chairperson for the meeting. Mr. P. Selvakumaran asked the floor for any proposal of which members of the floor unanimously agreed to elect Mr. Chuai Teck @ Chai Teck to conduct the Annual General Meeting.

2.0 Agenda 2 – Opening Address by the Chairman of Perbadanan Pengurusan Vista Komanwel B

- 2.1 The meeting started off with a welcome address from the Chairman of Perbadanan Pengurusan Vista Komanwel B term 2016/2017, Mr. Chuai Teck @ Chai Teck. He introduced the line of committee members and thanked for their support and hard work. The Chairman then thanked the attendees for joining this meeting and presented a number of milestones for Vista Komanwel B which includes ;

- i. Repair and replacement of fire rated doors at Block B1 and B2;
- ii. Repair works to swimming pool tiles including replacement of underwater light;
- iii. Repair external façade wall at B Tower due to cracks and water seepage;
- iv. Replace of hoisting steel ropes to lift cars;
- v. Carry out water proofing works to B Tower RC Flat Roof;
- vi. Replace all damaged canvas hoses for firefighting equipments;
- vii. Replace current metal deck roofing to UPVC multi-layer roofing at B Tower;
- viii. Repainting works to external perimeter wall of VKB; and
- ix. Purchase of new gym equipments.

3.0 Agenda 3 – To receive and if approved, to adopt the minutes of the Annual General Meeting held on 7th January 2017.

- 3.1 The Chairman of the meeting requested members of the floor to raise any comments or amendments for the minutes dated 7th January 2017. There were neither queries nor amendments raised and as such, Mr. Teh Teong Khuan (unit no. B-24-07) proposed to adopt the minutes and this was seconded by Mr. Tan Lai Yong (unit no. B2-13-05). There were no objections recorded.

4.0 Agenda 4 – To receive and if approved, to adopt the audited accounts for the financial year ending December 2016 and December 2017.

- 4.1 The Chairman of the meeting invited Mr. Kumar Kanthan being the Head of Finance from Raine, Horne & Zaki Property Management Sdn Bhd to explain on the audited accounts. He explained the major index whereby the total income for the period ending year 2016 and 2017 have no difference as there is no increase in the service charge rate, which is RM 2,117,460.00 in year 2016 and RM 2,117,569.00 in year 2017. In terms of the total expenses, there is an increase of 11% as compared to the previous financial year being RM 2,054, 513.00 in year 2016 to RM

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2,276,048.00 in year 2017 and the increase is due to the contractual expenses, non-contractual expenses and fixed expenses. In terms of contractual expenses, the increment is from the management fees and contractual fees. In terms of non-contractual expenses, there is an increase of 52% compared to the previous financial year due to the increase in repair and maintenance work being conducted such as waterproofing and painting works for perimeter wall at a cost of RM 42,000.00, lift B2-L2 remachine groove to replace batteries of EBOPS at a cost of RM 10,070.00, painting works at corridor wall moisture for Block B1 and B2 at a cost of RM 17,000.00, to replace the fire rated door at a cost of RM 35,000.00 and to supply and install of UPVC roofing at Tower B at a cost of RM 31,611.00. In terms of fixed expenses, there is an increase of 11% compared to the previous financial year which is RM 83,143.00 in year 2016 and RM 92,056.00 in year 2017 respectively. The increment is due to the increase in insurance premium and quit rent.

- 4.2 Mr. Kumar Kanthan further explained pertaining to the balance sheet. The amount due from owners has increased from RM 6,304.00 in year 2016 as compared to RM 29,147.00 in year 2017. In terms of total cash in bank, there is an increase of 11% compared to the previous financial year whereby the total cash in bank in year 2016 is RM 1,528,627.00 and RM 1,697,364.00 in year 2017.
- 4.3 Mr. Kumar Kanthan deliberated that as at December 2017, the bank balance available is RM 144,543.00 in the maintenance fund, RM 1,283,915.00 in fixed deposit, RM 5,662.00 in sinking fund (current account) and RM263,244.00 in fixed deposit (sinking fund account).
- 4.4 Mr. Cheong Sow Yoke (unit no. B-21-05) queried whether sufficient notice has been given as he did not receive the notice. In addition, Mr. Cheong Sow Yoke queried on why a revaluation of the property is to be conducted and the accounts for year 2016 have not been approved, thus there is no need to approve the accounts for year 2017.
- 4.5 The Chairman of the meeting stated that notices have been sent to all proprietors by registered mail 21 days prior to the Annual General Meeting in compliance with the Strata Management Act 2013 (Act 757) and it is a requirement by Commissioner of Buildings, Dewan Bandaraya Kuala Lumpur that all notices shall be sent via registered mail. In terms of the audited accounts, the Chairman of the Meeting advised the floor that both audits respectively being year 2016 and 2017 were tabled today in view that the Management had sufficient time to carry out audit for year ending December 2017. In terms of the revaluation of property, the Chairman stated that the revaluation is to be carried out in order to ensure that the building is not undervalued for reinstatement cost and sufficient coverage is provided by the insurance company.
- 4.6 Mrs. Loh Mei Sin (unit no.B2-18-05) stated that the eligible voters list have been publicly displayed at the notice boards and queried whether it can be displayed. The Chairman of the meeting stated that it is the requirement by the Strata Management Act 2013 (Act 757) that the eligible voters list to be displayed at the notice boards forty eight (48) hours from the date of the AGM.

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- 4.7 Mrs. Ho Li Chin (unit no. B1-09-04) queried that there is an increase in miscellaneous expenses and what are the items categorized under miscellaneous expenses. Mr. Kumar Kanthan explained that in page 19 and 20 of the audited accounts, there is a breakdown of the miscellaneous expenses. The items under miscellaneous expenses are fire fighting equipments, the damaged hose replaced with a new canvas hose, the lift lobby design, the Chinese New Year Dinner and Christmas Dinner being held. Miscellaneous expenses are additional expenses incurred and are not yearly or monthly expenses, thus categorized under miscellaneous expenses.
- 4.8 Mr. Cheong Sow Yoke (unit no. B-21-05) queried pertaining to the high contractual fee for the security guards. The Chairman of the meeting explained that the Security Company is governed by the immigration law and are required to employ security guards with permits. Thus, the rates have increased. Mr. Cheong Sow Yoke further questioned pertaining to the person responsible to monitor the performance of the security guards. Mr. Stanley Rodgers (unit no. B2-15-01) stated that the committee does the walk around to ensure the security guards are doing their duties and meetings with the supervisors are conducted.
- 4.9 En. Mohd Romi Bin Mohd Afif (unit no. B-05-02) asked pertaining to the actions that have been taken to collect the outstanding maintenance charges of which the Chairman of the meeting stated that the residents are making prompt payment, thus this problem is not faced. However, in the previous years, there are legal cases whereby the defaulters are brought to Tribunal Court.
- 4.9 There being no further questions, Mr. Stanley Keith Rodgers (unit no. B2-15-01) proposed to adopt the audited accounts for the period ending December 2015 and December 2016 and this was seconded by Mr. Alexander Jaya Raj Joseph (unit no. B-11-04). There were no objections recorded.
- 5.0 **Agenda 5 – To review and decide on the fire insurance coverage for Vista Komanwel B; to seek approval from the floor to mandate the Committee Members to obtain insurance coverage for the term of 2018 / 2019;**
- 5.1 The Chairman of the meeting explained that the first insurance policy currently enforce is from Allianz General Insurance and the period of coverage is 15.01.2018 till 14.01.2019. The coverage is for RM120,000,000 and the sum premium being RM65,546.80. Mr. Nithiaraj A/L P. Ramanathan (unit no. B2-02-07) proposed to adopt the existing fire insurance coverage and this was seconded by Mr. Chin Hee Choon (unit no. B-25-07). There were no objections recorded.
- 6.0 **Agenda 6 – To consider the budget and to decide whether to confirm or vary the amount determined as service charge and sinking fund;**
- 6.1 The Chairman of the meeting explained that based on the current account in year 2017, the income was not enough to cover the expenses resulting to a deficit of RM 8,742.30. Nevertheless, the current service charge is maintain at RM 0.20 per square feet due to Vista Komanwel B has accumulated surplus as at December 2017.

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- 6.2 The Chairman of the meeting explained in the proposed budget that the service charge rate shall be maintained at RM 0.20 per square feet and the billing shall be calculated based on share unit basis in accordance to the requirement of the Strata Management Act 2013 (Act 757).
- 6.3 There being no further questions, Mr. Nithiaraj A/L P. Ramanathan (unit no. B2-02-07) proposed to maintain the rate of RM0.20 per square feet or RM1.95 per share unit and additional 10% to be allocated under the sinking fund account. This proposal was seconded by Mr. Chris Teh Teong Khuan (unit no. B-25-08). There were no objections recorded.
- 7.0 **Agenda 7 – To determine the rate of interest payable by a proprietor in respect of late payment charges;**
- 7.1 The Chairman of the meeting explained to members of the floor that the current interest charged is 10% per annum for a payment term of thirty (30) days. Mr. Tan Lai Yong (unit no. B2-13-05) proposed to maintain the existing interest and payment term and this was seconded by Mr. Ong Seong Lim (unit no. B-12-05). There were no objections recorded.
- 8.0 **Agenda 8 (a) Special Resolution – To review and decide on the other insurance coverage's such a Plate Glass, Money Policy, Burglary, Machinery Breakdown, Public Liability, Fidelity Guarantee, Group Personal Accident and Error and Omission for the term 2018 / 2019;**
- 8.1 The Chairman of the meeting explained to the floor the purpose of the agenda is to give mandate to the committee members to purchase additional insurance coverage's such as plate glass, money policy, burglary, machinery breakdown, public liability, fidelity guarantee, group personal accident and error and omission for the term 2018 / 2019.
- 8.2 Mr. Nithiaraj A/L P. Ramanathan (unit no. B2-02-07) proposed to adopt the additional policies and this proposal was seconded by Mr. Tan Lai Yong (unit no. B2-13-05). There were no objections recorded.
- 9.0 **Agenda 8 (b) (i) Special Resolution – To amend and / or include the additional clauses to the existing Additional By –Laws, in relation to the following;**
- j) To disallow Airbnb, Homestay and / or short term, rentals (less than three (3) months).*
- 9.1 The Chairman of the meeting has noticed some owners are renting their units for Homestay and short term rentals. The main concern is security as the people coming in and out are not residents of the apartment complex and some residents have also raised the concern on this matter. Thus, the committee members have decided not to allow the operation of Airbnb.
- 9.2 Mr. Cheong Sow Yoke (unit no. BB-21-05) suggested to the floor to discourage platforms such as Airbnb as problems may arise such as the security of the residents shall be at risk, the abuse of use of the facilities and shall create nuisance. Thus, it is urged that the operation of Airbnb should not be allowed.

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- 9.3 Mrs. Ho Li Chin (unit no. B1-09-04) stated that the notice of the AGM that was circulated, the term is "To regulate Airbnb, Homestay and / or short term rentals (less than three (3) months) with proper registration with the Management Corporation and the relevant authorities, however currently the proposal is to disallow the operation of Airbnb, Homestay and short term rentals less than three (3) months. The Chairman of the meeting stated that the word "regulate" in the notice shall be amended to "disallow".
- 9.4 There being no further matter raised, Mr. Tan Lai Yong (unit no. B2-13-05) proposed to adopt the agenda and the proposal was seconded by Mr. Chin Hee Choon (unit no. B-25-07). There were no objections recorded.
- 10.0 **Agenda 8 (b) (ii) Special Resolution – To amend and / or include the additional clauses to the existing Additional By –Laws, in relation to the following:**
- ii) To disallow all drone operations from residents within the premises of Vista Komanwel B.*
- 10.1 The Chairman of the meeting advised the floor that the management committee has suggested disallowing drone operations by residents within Vista Komanwel B for safety reason and there could be issues of invasion of resident's privacy. Mr. Tan Lai Yong (unit no. B2-13-05) proposed to adopt the agenda and the proposal was seconded by (unit no. B2-02-07). There were no objections recorded.
- 11.0 **Agenda 8 (c) Special Resolution – To mandate the Management Committee scheduled special collection of RM 1,000,000.00 for the purpose of building repainting projected for year 2020;**
- 11.1 The Chairman of the meeting further explained to the floor that a building repainting project is projected to be done in year 2020 and there are two (2) options in order to obtain the fund which is by increasing the service charges or by obtaining a "special collection" as the building of Vista Komanwel B is eighteen (18) years and hence requires improvements and replacements of the mechanical and electrical parts of the building due to malfunction and wear and tear of the buildings.
- 11.2 The committee members have identified a list of items for major refurbishment to be carried out in the future and the list of items is tabulated in Table 1 below:

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Table 1

Item	Description	Area	Year	RM (Estimated Cost)
1	Painting Works - Damp Corridor	B1 & B2	2018	50,000.00
2	Lift Modernization	B Tower	2018	720,000.00
3	Lift Lobby Renovation	BT Lobby, B1 Lobby & B2 Lobby	2018	300,000.00
4	Submersible Pump	Club House Basement Car Park	2018	4,000.00
5	Cleaning of Water Tanks	Pump Rooms / Roof Top	2018	30,000.00
6	Toilet - Club House	Refurbishment	2018	50,000.00
7	Fire Door (Balance) - 35 Doors	BT, B1, B2	2018	123,000.00
8	Kicker Drain	Clubhouse Basement Car Park (Retaining Wall)	2018	10,000.00
9	Cold water GI supply pipes replacement with PPR pipes	BT, B1, B2	2018	500,000.00
10	Replace Current Metal Deck Roofing to UPVC Multi layered Roofing	B1 & B2	2018	80,000.00
11	Painting Works	BT, B1, B2 & Club House	2020	1,000,000.00
		Total		2,867,000.00

11.3 The Chairman of the meeting further explained that the total cost for the repair and refurbishment works amounts to RM 2,867,000.00. In the current account as at 31st January 2018, the current account is RM 163,346.00 and the fixed deposit is RM 1,547,886.00 which totals up to RM 1,711,232.00. The amount of moneys in the current account and fixed deposit is tabulated in Table 2 below:

Table 2

	Maintenance Fund (RM) (MF)	Sinking Fund (RM) (SF)	Total (RM)
Current Account	147,684.00	15,662.00	163,346.00
Fixed Deposit	1,284,484.00	263,402.00	1,547,886.00
Total Available Fund (Reserve Fund) (Total A)	1,432,168.00	279,064.00	1,711,232.00

11.4 The Chairman of the meeting explained to the floor that the current savings and a forecast of collection for the next twenty four (24) months shall total up to RM 2,031, 479.00, thus there shall be a forecast short fall of RM 835,521.00. The calculation is tabulated in Table 3 below:

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Table 3

		Maintenance Fund (RM) (MF)	Sinking Fund (RM) (SF)	Total (RM)
F'cast SF Collect'n - 24 Mths(*) - Assume Painting Project in 2020				
(*) (RM 14,348 @ 24 months @ 93%	Total (B)	-	320,247.00	320,247.00
Total Available Fund (Incl Future SF Collection)	Total (A + B) = C	1,432,168.00	599,311.00	2,031,479.00
Maintenance / Upgrading Action Plan	Total (D)			2,867,000.00
Total Balance Fund Available (Shortage)	Total (C-D) = E			(835,521.00)

11.5 The Chairman of the meeting stated that in view of the shortfall, the Management Committee is proposing a scheme to raise the additional funds (herewith referred to as "special fund") of RM 1,000,000.00 over a period of twenty four (24) months. The collection of fund is only for the purpose of repainting works of the building and targeted to commence in year 2020. The special collection (per share unit) is tabulated in Table 4 below:

Table 4

Per Share Unit	RM	Total Per Unit	(RM 1,000,000)		
	13.623		24 Months	18 Months	12 Months
Special Collection (Per Share Unit) - In RM			0.57	0.76	1.14
Sample 1 – Share Unit	126	RM 1716.5	RM 71.52	RM 95.36	RM 143.04
Sample 2 – Share Unit	129	RM 1757.37	RM 73.22	RM 97.63	RM 146.45
Sample 3 – Share Unit	144	RM 1,961.72	RM 81.74	RM 108.98	RM 163.48
Sample 4 – Share Unit	158	RM 2,152.44	RM 89.69	RM 119.58	RM 179.37
Sample 5 – Share Unit	244	RM 3324.02	RM 138.5	RM 184.67	RM 277
Sample 6 – Share Unit	255	RM 3473.88	RM 144.74	RM 192.99	RM 289.49

11.6 Mr. Chin Hee Choon (unit no. B-25-07) stated that the repainting work is too costly. In addition, the costs of repairs have also increased to 11% and thus, the money should not be spent on the repainting works.

11.7 Mr. Ho Lee Wah (unit no. B1-09-05) stated that all the projects that have been listed are costly and queried pertaining to the selection of contractors whether it is through open tender procedures. Mr. Stanley Keith Rodgers (unit no. B2-15-01) explained that all contractors are

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selected through open tender process and at least three contractors are selected for each tender before awarding the best contractors for the job. In addition, Mr. Stanley Keith Rodgers stated that the committee members have ensured that all tenders are done in accordance to proper procedures before the contract is awarded.

- 11.8 Mr. Cheong Sow Yoke (unit no. B-21-05) stated that the repainting work should not proceed as currently it is not a necessity to repaint the building. The Chairman of the meeting explained to the floor that it is the duty of the committee members to ensure the building is well maintained and in good condition. By repainting the building, it can improve the property image and at the same time it can help to improve the property value.
- 11.9 The Chairman of the meeting stated in order to reduce the burden by making payment through lump sum, three (3) options are given whether to pay within twelve (12) months, eighteen (18) months or twenty four (24) months and the payment term is to be decided by the floor.
- 11.10 The Chairman of the meeting asked the members of the floor to cast a vote to propose a collection of the special fund of which sixteen (16) agreed with the proposal and eleven (11) are against the proposal. Due to the majority of votes, the Chairman of the meeting declared the motion to be carried.
- 11.11 The Chairman of the meeting asked the floor regarding the payment terms whether payment is to be made within twelve (12) months, eighteen months (18) or twenty four months (24). The result is tabulated as below:

Payment Terms	12 Month	18 Month	24 Month
No. of Votes	0	0	20

- 11.12 The Chairman of the meeting advised the floor based on the voting, members of the floor voted the majority of the floor voted for the payment term to be done in twenty four (24) months. The Chairman of the meeting declared the motion was approved and the collection to commence from July 2018.
- 12.0 **Agenda 9 – To determine the number of members of the Management Committee and to elect the Management Committee which shall consist of not less than three (3) proprietors and not more than fourteen (14) proprietors for term 2018/2019.**
- 12.1 The Chairman of the meeting stated that the nomination for candidates of the Management Committee have been closed as the nomination form has been deposited with the Management Office before 19th April 2018 by 3.00 PM.
- 12.2 Mr. Khong Chee Kong (unit no. B-22-02) queried regarding the three (3) candidates that are not present, however nominated for the members of the Management Committee. Mr. P.

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Selvakumaran stated members who are nominated as a member of the Management Committee and not present can be elected as long as the proxy form are submitted together with the letter to the Secretary stating that the intent to be nominated as a committee member. He stated three (3) candidates nominated and not present are Mrs. Nancy Quah, Mr. Chow Yue Wing (unit no. B-25-08) and Mr. Loh Mei Sin (unit no. B2-18-05) Mrs. Nancy has not submitted the proxy form and a letter to the Secretary, thus disqualified to be nominated as a member of the committee.

- 12.3 The Chairman of the meeting requested members of the floor to cast a vote by a show of hands to determine the number of committee members for the Management Corporation. The result is as below:

No. of Committee Members	8 Committee Members	9 Committee Members
No. of Votes	18	11

- 12.4 The Chairman of the meeting announced majority have voted for eight (8) members to be in the Management Committee. The Chairman of the meeting declared the motion is carried. There were no objections recorded.

- 12.5 The Chairman of the meeting stated that there are nine (9) nominees, thus the floor is required to vote eight (8) times only. The nominees elected through the nomination form are as below:

No	Candidate	Proposer	Secunder
1	Ho Lee Wah (unit no. B1-09-05)	Loh Mei Sin (unit no. B2-18-05)	Khong Chee Khong (unit no. B-22-02)
2	Chong Siew Han (unit no. B1-06-03)	Tan Siew Ling (unit no. B1-18-04)	Tan Gar Peng (unit no. B2-13-07)
3	Khong Chee Khong (unit no. B-22-02)	Ho Lee Wah (unit no. B1-09-05)	Loh Mei Sin (unit no. B2-18-05)
4	Tan Siew Ling (unit no. B1-18-04)	Chong Siew Han (unit no. B1-06-03)	Yap Kon Hing & Kor Sow Kuen (unit no. B2-15-05)
5	Stan Rodgers (unit no. B2-15-01)	Tan Siew Ling (unit no. B1-18-04)	Chong Siew Han (unit no. B1-06-03)
6	Loh Mei Sin (unit no. B2-18-05)	Khong Chee Kong (unit no. B-22-02)	Ho Lee Wah (unit no. B1-09-05)
7	Chris Teh Teong Khuan (unit no. B-24-07)	Chong Siew Han (unit no. B1-06-03)	Tan Siew Ling (unit no. B1-18-04)
8	Tan Gar Peng (unit no. B2-13-07)	Chong Siew Han (unit no. B1-06-03)	Tan Siew Ling (unit no. B1-18-04)
9	Chow Yue Wing (unit no. B-25-08)	Chris Teh Teong Khuan (unit no. B-24-07)	Chong Siew Han (unit no. B1-06-03)

MINUTES OF PERBADANAN PENGURUSAN VISTA KOMANWEL B ANNUAL GENERAL MEETING HELD ON 21ST APRIL 2018, 2.30PM AT THE CLUBHOUSE PARCEL B, VISTA KOMANWEL B, BUKIT JALIL, 57700, KUALA LUMPUR.

- 12.6 As there were nine (9) nominees, members of the floor were requested to cast their votes and the results were as follows:

No	Candidate	Number of Votes
1	Ho Lee Wah (unit no. B1-09-05)	18
2	Chong Siew Han (unit no. B1-06-03)	25
3	Khong Chee Khong (unit no. B-22-02)	18
4	Tan Siew Ling (unit no. B1-18-04)	24
5	Stan Rodgers (unit no. B2-15-01)	22
6	Loh Mei Sin (unit no. B2-18-05)	29
7	Chris Teh Teong Khuan (unit no. B-24-07)	25
8	Tan Gar Peng (unit no. B2-13-07)	11
9	Chow Yue Wing (unit no. B-25-08)	22

- 12.7 As such, the committee members for Perbadanan Pengurusan Vista Komanwel B are s follows for the term2018/2019:

1	Ho Lee Wah (unit no. B1-09-05)	5	Stan Rodgers (unit no. B2-15-01)
2	Chong Siew Han (unit no. B1-06-03)	6	Loh Mei Sin (unit no. B2-18-05)
3	Khong Chee Khong (unit no. B-22-02)	7	Chris Teh Teong Khuan (unit no. B-24-07)
4	Tan Siew Ling (unit no. B1-18-04)	8	Chow Yue Wing (unit no. B-25-08)

- 13.0 **Agenda 10 – To transact any other business which due notice shall be given in writing addressed to Hon. Secretary Perbadanan Pengurusan Vista Komanwel B on or before 13th April 2018 which is to be deposited at the Management Office of Vista Komanwel B.**

- 13.1 The Chairman of the meeting stated there were no queries received by the Secretary on or before 13th April 2018. However members of the floor were welcomed to raise any queries if any.
- 13.2 Mr. Fong Yong Fatt (unit no. B2-01-08) stated outside the Guard House, there are a lot of cars parking. When exiting the building, it is difficult to see as there are blind spots due to the cars

MINUTES OF PERBADANAN PENGURUSAN VISTA KOMANWEL B ANNUAL GENERAL MEETING HELD
ON 21ST APRIL 2018, 2.30PM AT THE CLUBHOUSE PARCEL B, VISTA KOMANWEL B, BUKIT JALIL,
57700, KUALA LUMPUR.

parking outside and it is very dangerous. The Chairman of the meeting stated the committee members will look into this matter.

- 13.3 Mr. Law Eng Lim (unit no. B-09-05) suggested for owners not staying in Vista Komanwel B, there should be a pass issued to prevent inconvenience when entering the building. The Chairman of the meeting stated the committee members shall look into this matter.
- 13.4 Mrs. Ho Li Chin (unit no. B1-09-04) queried pertaining to any updates on the crow and rat issues. Mr. P. Selvakumaran stated a letter has been sent to Dewan Bandaraya Kuala Lumpur (DBKL) and several times DBKL have come to Vista Komanwel B to shoot the crows. Mr. P. Selvakumaran stated the Management shall follow up pertaining to this matter. In regards to the rat issues, Ms. Tan Siew Ling (unit no. B1-18-04) stated that rats can be seen due to the presence of debris which is not being properly disposed. She further suggested that the residents can directly complaint to DBKL pertaining to this matter.
- 13.5 Mr. Tan Lai Yong (unit no. B2-13-05) proposed the meeting to be adjourned and the proposal was seconded by Mrs. Tan Siew Ling (unit no. B1-18-04.)

There being no further question, the meeting ended at 5.20pm with a word of thanks to all present.

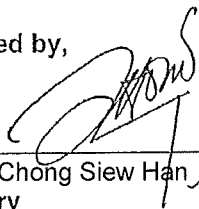
Prepared by,
Raine, Horne & Zaki Property Management Sdn Bhd
Date: 26.04.2018

Verified by,



Name : Chuai Teck @ Chai Teck
Chairman of the Meeting
Annual General Meeting on 21.04.2018
Date :

Approved by,



Name : Chong Siew Han
Secretary
Annual General Meeting on 21.04.2018
Date :