

**MINUTES OF PERBADANAN PENGURUSAN VISTA KOMANWEL B SIXTH ANNUAL GENERAL MEETING
HELD ON 7TH JANUARY 2017, 2.00PM AT THE CLUBHOUSE PARCEL B, VISTA KOMANWEL B, BUKIT
JALIL, 57700, KUALA LUMPUR.**

Registered Attendees

No.	Unit No.	Name of Registered Proprietor	Attendee Status	Voting Rights
BLOCK B				
1	B-01-03	Koon Poh Wah	Proprietor	1
2	B-01-06	Henry Lee Sin Fook	Proprietor	1
3	B-01-07	Chandran Rajagopal	Proxy	1
4	B-03-04	Lock Thim Sing	Proprietor	1
5	B-03-08	Teh Beng Choon	Proprietor	1
6	B-07-08	Kwan Pui Chong	Proxy	1
7	B-08-07	Lee Pih Choo	Proprietor	1
8	B-09-05	Law Eng Lim	Proprietor	1
9	B-11-08	Kwan Jing Wern	Proxy	1
10	B-12-01	Kwan Jing Hui	Proprietor	1
11	B-12-05	Ong Seong Lim	Proxy	1
12	B-20-01	Yong Kwei Chuan	Proxy	1
13	B-22-02	Khong Chee Kong	Proprietor	1
14	B-24-07	Teh Teong Khuan	Proprietor	1
15	B-25-02	Yew Kok Onn	Proxy	1
16	B-25-08	Chow Yue Wing	Proprietor	1
17	B-26-01	Yu Chwee Kum	Proxy	1
18	B-27-03	Thian Choon Wei	Proprietor	1
19	B-27-08	Chen Wan Teng	Proxy	1
20	B-28-08	Chia Sia Tack	Proprietor	1
21	B-29-08	Gan Teck Long	Proxy	1
BLOCK B1				
22	B1-01-01	Tan Tee Mean	Proprietor	1
23	B1-01-07	Shukshen Dutt	Proprietor	1
24	B1-02-07	Khoo Lai Hock	Proprietor	1
25	B1-3A-02	Chuai Teck @ Chai Teck	Proprietor	1
26	B1-05-03	Tong Ann Teck	Proprietor	1
27	B1-05-07	Ong Lum See	Proprietor	1
28	B1-06-03	Chong Siew Han	Proprietor	1
29	B1-07-01	Leung Wan Choong	Proxy	1
30	B1-07-02	Kok Hua Yee	Proprietor	1
31	B1-07-05	Lim Lian Peng	Proprietor	1
32	B1-09-03	Wong Wai Kong	Proprietor	1
33	B1-09-04	Ho Li Chin	Proprietor	1
34	B1-09-05	Ho Lee Wah	Proprietor	1
35	B1-13-07	Tan Tee Huat	Proprietor	1
36	B1-13-08	Tan Tee Huat	Proprietor	1
37	B1-13A-02	Teo Keng Hock	Proprietor	1
38	B1-13A-03	Norman Chieng Heng Liang	Proprietor	1
39	B1-13A-08	Ang Kong Jin	Proprietor	1
40	B1-15-07	Shukdesh Sathhiaseelan	Proprietor	1
41	B1-18-04	Tan Siew Ling	Proprietor	1

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BLOCK B2				
42	B2-01-03	Khoo Kim Hong	Proprietor	1
43	B2-05-06	Vigneswari	Proprietor	1
44	B2-06-01	Tham Chee Hong	Proxy	1
45	B2-13-05	Tan Lai Yong	Proprietor	1
46	B2-13-07	Tan Gar Peng	Proprietor	1
47	B2-15-01	Stanley Keith Rodgers	Proprietor	1
48	B2-18-05	Loh Mei Sin	Proprietor	1
TOTAL REGISTERED VOTERS			48	
			(37 Proprietors + 11 Proxies)	

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

No.	Name
1.	Mr. P. Selvakumaran
2.	Mr. Kumar Kanthan
3.	Ms. Suhashini Demudu
4.	En. Muhammad Farid bin Abdullah

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

On the meeting at 2.00pm, a total of forty (40) attendees were present. As the quorum requires at least a total of ninety six (96) 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 2.30pm, it was recorded that forty eight (48) attendees were present with thirty seven (37) of them being proprietors, and eleven (11) 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).

1.0 To elect the Chairman to conduct the Annual General Meeting;

1.1 Mr. P. Selvakumaran requested members of the floor to propose for a Chairman to conduct the meeting of which members of the floor unanimously agreed to elect Mr. Chuai Teck @ Chai Teck to conduct the Annual General Meeting.

2.0 Agenda 1 – 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 2016/2016, Mr. Chuai Teck @ Chai Teck. He thanked attendees for joining this meeting and presented a number of milestones for Vista Komanwel B which included:

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- i. The current Management Committee, 5th Term 2015/2016 was elected into office in 28th November 2015.
- ii. Installation of access card system for Lift B1 and B2 operation;
- iii. Installation of LED light at common area for all 3 blocks and covered parking bays;
- iv. Installation of electronic sensor monitoring system for cold supply tanks at pump room;
- v. Replacement of top hung window handles and hinges at Clubhouse;
- vi. Carried out repairs to Fire Fighting System at all blocks including Generator Rooms;
- vii. Carry our repair works to common toilet at Clubhouse;
- viii. Replacement of damaged door at Block B1;
- ix. Carried out repair works to Tower B facet using abseiling method;
- x. Replacement of hoist ropes for Lift B1 (Lift No.3) and B2 (Lift No.2);
- xi. Replacement of damaged tiles including grouting swimming pool, wading pool, landscape pool and replacement of underwater lights and filters;
- xii. Re-screed OKU ramps at Clubhouse and B Tower;
- xiii. Carried Out waterproofing treatment work at RC roofs at Tower B;
- xiv. Upgrading works for lighting protection system to all blocks, lift motor rooms, pump rooms and electrical riser.
- xv. Matter arising from previous AGM: The Management Corporation had carried out the mandate to pay the compensation to the proprietors for the damages of their cars by the roof tiles which were caused by the windstorm. However, the management was not able to recover the amount from the insurer and a letter from Mr Ganesan Somasundram of Financial Mediation Bureau that there was no appeal avenue within the Financial Mediation Bureau. He advised that the Management Corporation reserved the right to take legal proceedings against the decision by the insurer. No proprietor from the floor proposed to take legal action against the insurer.

Reports by Head of Subcommittee

Operations Subcommittee Report

This report was presented by committee member, Mr. Thian Choong Wei.

Security: He explained that there are a total of thirteen (13) security guards being seven (7) guards during the day and six (6) stationed at night and the rates for these guards are RM7.00/hour, estimated security fees of RM35,883.12 per month. Thirty seven (37) cars were clamped. There were One Hundred and thirty seven (137) clocking points. There were six (6) cases of attempted break in during year 2016 and all cases were reported to the police. He also highlighted on the security features available in Vista Komanwel B being CCTV installed inside all lifts and lobbies, clubhouse, main entrance and common area, access card system to B Tower and lifts at B1 and B2.

Cleaning Services: He continued to explain on cleaning services of which he reported that the total number of cleaners are ten (10) and one (1) supervisor with contract amount of RM17,490.00 per month. The major works completed by hem includes water jet cleaning at the car park bays, compound drains and clubhouse area. Floor scrubbing was also carried out at swimming pool deck, clubhouse area, lift lobbies and corridors. Lift car panel polishing was also carried out by the cleaners.

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Refuse Disposal/Recycle: Refuse collection is under Alam Flora of Dewan Bandaraya Kuala Lumpur. Mr. Thian Choong Wei highlighted few matters for the attention of residents as he has received complaints that rubbish was not properly packed, some not thrown into the bins and non recycling items found in recycling bins.

Pest Control: Mosquito fogging is carried out on monthly basis where as general pest control on monthly basis. Dewan Bandaraya Kuala Lumpur has provided services to catch stray cats.

Facilities Subcommittee Report

This report was presented by Mr. Shukhen Dutt. He explained on the facilities and the service providers appointed to maintain these facilities. Lift maintenance for Block B1 and B2 is maintained by Access Elevator, lift maintenance for Tower B by Mitsubishi, landscape by Lifestyle garden, firefighting equipment by Mid Marvel Engineering Sdn Bhd, swimming pool maintenance by CM. Chan Services and Visiting Engineer by KL. Chock. All these providers carry out their maintenance work on a monthly basis. Genset servicing in carried out by the property manager, Raine, Horne & Zaki Property Management Sdn Bhd.

Mr. Shukhen Dutt continued to deliberate on the status of approved projects which reads as below:

No	Project	Approved Budget (RM)	Project Cost (RM)	Status Report
1	Wall crack repair and waterproofing (abseiling work)	70,000.00	66,154.60	Installation completed
2	Rectification work at swimming pool	17,000.00	16,960.00	
3	Repair walkway (ramp) at Clubhouse and B Tower	9,000.00	8,100.00	
4	Waterproofing roof top at B Tower	80,000.00	75,175.20	
5	Lightning surge protection and earthing	130,000.00	124,511.00	

Mr. Shukhen Dutt also continued to deliberate on the proposed projects for year 2017 which reads as below:

No.	Project	Status
1	Lift upgrade works at Tower B	Pending proposal
2	Lift lobby upgrading works at B Tower and block B1 and B2	Designed by Inti University
3	Repainting of perimeter wall	Pending
4	Installation of additional CCTV	Pending

Health, Safety & Environment Subcommittee Report

This report was presented by Mr. Chong Siew Han. He explained on several key issues which includes fire fighting system where the wet riser nozzles have been replaced and the pumps are in good condition, emergency doors limited to one way only is in progress, implementation of vehicle one way system has been done for safety purpose, fire hose reel relocation for better visibility and all CCTV are working well and under constant upgrading.

Question & Answer:

- (a) Proposed by Mr. Stanley Keith Rodgers (unit no. B2-15-01) on more effort to catch stray cats at the premises and to advise residents not to feed the cats. He had also pointed out that the management took too long to solve the problem of fire hose system which he had personally highlighted the problem to the building manager.
- (b) Mr Chow Yue Wing expressed his frustration and urge residents not to feed the cats inside VKB. The cats caused scratches to the residents' cars and inconvenience to the residents.
- (c) Mr. Khong Chee Kong (unit no. B-22-02) would like to know whether the access card system in Block B1 and B2 be upgraded in line with the upgrade of tower B lifts in year 2017 of which Mr. Selvakumaran answered the upgrade of lift access system was too expensive, but would upgrade into digital system.
- (d) Mr Chow expressed frustration about some residents at Tower B liked to press all the lift buttons of every floor causing inconvenience to other residents. Mr Selva informed that the management was in the process of lift upgrading into digital system.
- (e) Proposed by Mr. Chia Sia Tack (unit no. B-28-08) in obtaining lift buttons which are retractable.
- (f) Proprietor 17 concerned about the CCTV were not working very well and the system to control of the lift usage by visitor at each blocks. Mr Selva informed that the management is in the middle of upgrading the monitor system and the security guards would register visitors at the guard-post before allowing the visitors to go up to the floor.
- (g) Proposed by Mr. Ang Kong Jin (unit no. B1-13A-08) to carry out upgrading works of the lobby and painting works at the same time to ensure the lobbies are not stained.
- (h) Proprietor 8 complained about the cats made noise at night cause disturbances to the residents. She also complained there were a lot of crows inside the condominium due the food debris left over by the illegal hawkers outside VKB. She urged the management to look into possible to resolve the cat and crow problems. She reminded the security guards must be strict with the enforcement of improper parking.

3.0 Agenda 2 – To receive and if approved, to adopt the minutes of the Annual General Meeting held on 28th November 2015.

- 3.1 The Chairman of the meeting requested members of the floor to raise any comments or amendments for the minutes dated 28th November 2015. There were neither queries nor amendments raised and as such, Mr. Khong Chee Kong (unit no. B-22-02) proposed to adopt the

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minutes and this was seconded by Mr. Teh Beng Choon (unit no. B-03-08). There were no objections recorded.

4.0 Agenda 3 – To receive and if approved, to adopt the audited accounts for the financial year ending December 2015.

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 that the total income for the period ending year 2015 has increased by 16% to RM2,543,703 in comparison to year 2014. The surplus for year 2015 is RM289,525 which is an improvement compared to year 2014 which resulted in a deficit account. He also explained that the property, plant and equipment value is year 2014 was RM435,045 however dropped to RM335,985 due to depreciation value. The amount due from owners for year ending 2015 was RM309 which is a very healthy improvement compared to RM65,577 in year 2014. The total cash in bank has increased to RM1,334,696 in year 2015.

4.2 Mr. Kumar Kanthan also explained that non-contractual expenses have increased by 50% from year 2014 to year 2015 due to implementation of Goods and Sales Tax (GST 6%) and major works such as installation of clubhouse window panel, repair of external wall cracks, repair of external wall cracks, installation of ECO roofing system and many others.

4.3 It was also deliberated that as at 30th November 2015, the bank balance available is RM250,599.00 in the maintenance fund, RM951,620.00 in fixed deposit, RM 2,754.00 in sinking fund account and RM259,545.00 in fixed deposit (sinking fund account).

4.4 Question & Answer Session:

(a) Mr. Stanley Keith Rodgers (unit no. B2-15-01) queried on the amount saved as recently the management has changed their billing from monthly to quarterly basis. Mr. Kumar answered that the savings are RM500.00/month. Mr. Stanley Keith Rodgers then proposed to send the invoices and/or billing and statement via email on monthly basis which is remind proprietors on monthly basis on the sum owed and is also eco friendly.

(b) Mr. Khong Chee Kong (unit no. B-22-02) found the results not as rosy as depicted in the audited accounts even though there was a surplus of RM290,000.00 for the year, that was because of a credit of RM340,000.00 described as "Amount due to developer reconcile". If the credit of RM340,000.00 was not recognized, we would be showing a loss of RM50,000.00. He asked what "Amount due to developer reconcile" actually meant and he could not understand the explanation by Mr Kumar. Mr Kumar informed that this was explained in the previous annual general meetings and the amount was just a provision created by our developer, Vistajati Holdings Berhad prior to the formation of VKB Joint Management Body in year 2008. Mr Kumar was asked to explained to Mr Khong after the annual general meeting with full set of accounts as it would require a longer time to explain the full detail to Mr Khong.

(c) Mr Khong Chee Kong mentioned that even at board rates of at least 3%, the interest income should be much higher as the interest income of RM12,000.00 implied an average Fixed Deposit balance of about RM400,000.00 only as compared to the starting balance of

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RM757,000.00 and yearend balance of RM911,000.00. Ms Michelle Tan urged Mr Khong to check the movement of cash flow of the fixed deposit individually after the annual general meeting as this was an operation issue.

(d) Ms. Ho Li Chin (unit no. B1-09-04) queried on the cancellation of RM100,000 as stated in the audited report of which Mr. Kumar answered that the said amount was the TNB (Tenaga Nasional Berhad) guarantee deposit. The fixed deposit was cancelled and placed back into the management account when TNB changed its policy which was no longer required a guarantee deposit.

4.5 There being no further questions, Mr. Leung Wan Choong (unit no. B1-07-01) proposed to adopt the audited accounts for the period ending December 2015 and this was seconded by Mr. Tan Gar Peng (unit no. B1-13-07). There were no objections recorded.

5.0 Agenda 4 – To deliberate and approve annual operating budget for year ending 2017;

5.1 Mr. Kumar Kanthan continued to explain on the budget for year 2017 which he deliberated that the rate based on RM0.20 per square feet will now be billed based on RM1.96 per share unit as this is required by the Strata Management Act 2013 (Act 757). The surplus obtained shall be RM1,299.22. Mr. Chow Yue Wing (unit no. B-25-08) proposed to adopt the deliberated budget and this was seconded by Mr. Leung Wan Choong (unit no. B1-07-01). There were no objections recorded.

6.0 Agenda 5 – To decide whether to confirm or vary the amount determined as service charge and sinking fund;

6.1 Mr. Tan Gar Peng (unit no. B2-13-07) proposed to maintain the current rate of RM0.20 per square feet or per share unit and additional 10% to be allocated under the sinking fund account. This proposal was seconded by Mr. Chow Yue Wing (unit no. B-25-08). There were no objections recorded.

7.0 Agenda 6 – 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. Teh Teong Khuan (unit no. B-24-07) proposed to maintain the existing interest and payment term and this was seconded by Mr. Chow Yue Wing (unit no. B-25-08). There were no objections recorded.

8.0 Agenda 7 – To appoint an approved company auditor to carry out the audit to the maintenance account and the sinking fund account of the Perbadanan Pengurusan Vista Komanwel B, for the period fixed by this General Meeting and the floor to mandate the Committee Members to obtain company auditor to carry out the audit;

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- 8.1 The Chairman of the meeting moved on to the next agenda and explained that the proposed auditor is Douglas Loh and Associated who have also been carrying out the audit for Vista Komanwel B for the past three years. Mr. Khong Chee Kong (unit no. B-22-02) requested changing the auditor however it was unanimously agreed to Mr Ang's (unit no. B1-13A-8) proposal to maintain the existing auditor for the next term should there be no specific reason to change. Members of the floor unanimously agreed to maintain the existing auditor or the decision by the Management Committee on the appointment of auditor.
- 9.0 **Agenda 8 – To review and decide on the fire insurance coverage for Perbadanan Pengurusan Vista Komanwel B; to seek approval from the floor to mandate the Management Committee Members to obtain insurance coverage for term of 2017/2018 and term 2018/2019.**
- 9.1 The Chairman of the meeting explained that the first insurance policy currently enforce is from Allianz General Insurance and the period of coverage is 15.01.2017 till 14.01.2018. The coverage is for RM120,000,000 and the sum premium being RM83,679.18. Mr. Stanley Keith Rodgers (unit no. B2-15-01) proposed to adopt the existing fire insurance coverage and this was seconded by Mr. Teh Beng Choon (unit no. B-03-08). There were no objections recorded.
- 10.0 **Agenda 9 – To present, deliberate, adopt all amendments and omissions to the existing House Rules, By-Laws and Management Committee Constitution By-Laws.**
- 10.1 The Chairman of the meeting explained that amendments have been made to the existing House Rules in accordance with the Strata Management Act 2013 (Act 757). The Chairman added to say that should there be any residents found cloning the access card, a penalty of RM500.00 shall apply. There being no queries, Ms. Loh Mei Sin (unit no. B2-18-05) proposed to adopt the changes made to the existing House Rules and this was seconded by Mr. Khong Chee Kong (unit no. B-22-02). There were no objections recorded.
- 11.0 **Agenda 10 – 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 2017/2018.**
- 11.1 The Chairman of the meeting requested members of the floor to determine the number of committee members for the Management Corporation and Mr. Chuai Teck @ Chai Teck (unit no. B1-3A-02) proposed for eight (8) members and this was seconded by Mr. Teh Beng Choon (unit no. B-03-08). There were no objections recorded.

No	Candidate	Proposer	Secunder
1	Terrence Chai Teck (unit no. B1-3A-01)	Shukhen Dutt (unit no. B1-01-07)	Chong Siew Han (unit no. B1-06-03)
2	Stanley Rodgers (unit no. B2-15-01)	Kor Sow Kuen (unit no. B2-15-05)	Tang Mei (unit no. B1-18-03)
3	Yew Kok Onn	Tan Gar Peng	Tan Siew Ling

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	(unit no. B-12-02)	(unit no. B2-13-07)	(unit no. B1-18-04)
4	Thian Choon Wei (unit no. B-27-03)	Chong Siew Han (unit no. B1-06-03)	Henry Lee Sin Fook (unit no. B-01-06)
5	Chong Siew Han (unit no. B1-06-03)	Sen Lai Yen (unit no. B2-13-01)	Tang Mei (unit no. B1-18-03)
6	Shukhen Dutt (unit no. B1-01-07)	Terrence Chai Teck (unit no. B1-3A-01)	Henry Lee Sin Fook (unit no. B-01-06)
7	Tan Siew Ling (unit no. B1-18-04)	Kong Seaw Lian (unit no. B2-13A-02)	Kor Sow Kuen (unit no. B2-15-05)
8	Henry Lee Sin Fook (unit no. B-01-06)	Chandran Rajagopal (unit no. B-01-07)	Tan Siew Ling (unit no. B1-18-04)
9	Chris Teh Teong Khuan (unit no. B-24-07)	Chow Yue Wing (unit no. B-25-08)	Ang Kong Jin (unit no. B1-13A-08)
10	Chow Yue Wing (unit no. B-25-08)	Chris Teh Teong Khuan (unit no. B-24-07)	Chia Sia Tack (unit no. B-28-08)
11	Khong Chee Kong (unit no. B-22-02)	Chandran Rajagopal (unit no. B-01-07)	Tan Lai Yong (unit no. B2-13-05)

11.2 As there were eleven (11) nominees, members of the floor were requested to cast their votes and the results were as follow:

No	Candidate	Proposed Via	Number of Votes
1	Terrence Chai Teck (unit no. B1-3A-01)	Nomination Form	32
2	Stanley Rodgers (unit no. B2-15-01)		25
3	Yew Kok Onn (unit no. B-12-02)		28
4	Thian Choon Wei (unit no. B-27-03)		34
5	Chong Siew Han (unit no. B1-06-03)		30
6	Shukhen Dutt (unit no. B1-01-07)		30
7	Tan Siew Ling (unit no. B1-18-04)		30
8	Henry Lee Sin Fook (unit no. B-01-06)		21
9	Chris Teh Teong Khuan (unit no. B-24-07)	Nominated on the day of the meeting	28
10	Chow Yue Wing (unit no. B-25-08)		24
11	Khong Chee Kong (unit no. B-22-02)		29

11.3 As such, the committee members for Perbadanan Pengurusan Vista Komanwel B are:

1	Terrence Chai Teck	5	Shukhen Dutt
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	(unit no. B1-3A-01)		(unit no. B1-01-07)
2	Yew Kok Onn (unit no. B-12-02)	6	Tan Siew Ling (unit no. B1-18-04)
3	Thian Choon Wei (unit no. B-27-03)	7	Chris Teh Teong Khuan (unit no. B-24-07)
4	Chong Siew Han (unit no. B1-06-03)	8	Khong Chee Kong (unit no. B-22-02)

12.0 Agenda 11(a) – Special Resolution : To decide on whether to confirm, vary or extend the other insurance effected by the Management Committee for the Management Corporation;

12.1 The Chairman of the meeting explained that the policy confirmed is insured by Allianz General Insurance and the coverage is between 15 January 2017 till 14 January 2018. He briefly explained on the function of each policy purchased as below:

a. Public Liability Policy

This policy covers any accidents that may occur to a third party (visitor) within the premises of Vista Komanwel B. The sum insured is RM2,000,000.00 and the total premium is RM100.00.

b. Money Insurance Policy

This policy covers the daily collection by the management office should any mishap takes place. The coverage is RM30,000.00 for money in transit and RM30,000.00 for money in premises as well as RM20,000.00 for money locked in safe. The total premium is RM200.00.

c. Error & Omission Insurance policy

This policy covers the Management Committee should there be any suit or allegation against them. The total sum insured is RM2,000,000.00 and the sum premium is RM1,500.00.

d. Burglary Insurance Policy

This policy covers should any common property item(s) are stolen within the premises of Vista Komanwel B. This policy does not cover should there be any burglary in units. The total sum insured is RM100,000.00 and the premium is RM200.00.

e. All Risk Insurance Policy

This policy covers all others mishaps other than those specifically indicated in the added policies purchased. The total sum insured is RM200,000.00 and the premium is RM150.00.

f. Plate Glass Insurance Policy

This policy covers all mishaps to any glass or windows. The total sum insured is RM100,000.00 and the premium is RM100.00.

g. Fidelity Guarantee Policy

This policy covers should there be any money mismanaged by the management staff. The total sum insured is RM50,000.00 and the sum premium being RM120.00.

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h. Machinery Breakdown Policy

This policy covers should there be any machinery crash. The total sum insured is RM200,000.00 and the sum premium being RM190.00.

12.2 As there were no questions on this agenda, Mr. Stanley Keith Rodgers (unit no. B2-15-01) proposed to adopt the additional policies and this was seconded by Mr. Chow Yue Wing (unit no. B-25-08). There were no objections recorded.

13.0 Agenda 11(b) – Special Resolution : To table and approve leasing of white parking bays to residents at a monthly rental rate of RM50.00/bay;

13.1 The Chairman of the meeting explained that the Management Committee has come up with a proposal to lease the white parking bays. There were mixed comments from members of the floor and as such, the Chairman requested for them to cast their votes and the results were as follows:

Details	Number of Votes
Agree to lease the white bays to residents	14
Disagree to lease the white bays to residents	25
Abstain from voting	9

13.2 As such, the proposal to lease the white bays to residents at a rate of RM50.00/bay was aborted in line with majority votes.

14.0 Agenda 12 – 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 31 December 2016 which is to be deposited at the Management Office of Vista Komanwel B.

Meeting Allowances

14.1 The Chairman of the meeting explained that the Management Committee has proposed for the meeting allowances for the Committee to be revised from RM100.00/meeting to RM200.00/meeting with an annual budget not exceeding RM35,000. There were mixed comments from members of the floor and as such, the Chairman requested for them to cast their votes and the results were as follows:

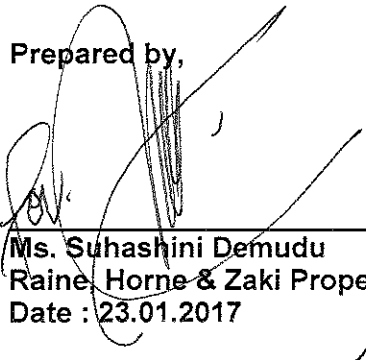
Details	Number of Votes
Agree to increase meeting allowance	12
Disagree to increase meeting allowance	36
Abstain	0

**MINUTES OF PERBADANAN PENGURUSAN VISTA KOMANWEL B SIXTH ANNUAL GENERAL MEETING
HELD ON 7TH JANUARY 2017, 2.00PM AT THE CLUBHOUSE PARCEL B, VISTA KOMANWEL B, BUKIT
JALIL, 57700, KUALA LUMPUR.**

- 14.2 As such, the proposal to increase meeting allowance from RM100.00/meeting to RM200.00/meeting was aborted in line with majority votes.
- 14.3 It was also decided that since the revision of meeting allowances was not agreed by members of the floor, the respective committee members will arrange for the repayment of additional allowance received previously into the management account.
- 14.4 There were no more other matters received by the Secretary on or before 31 December 2016.

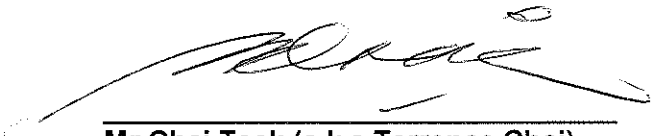
The annual general meeting adjourned at 5.20pm with a word of thanks to all present.

Prepared by,



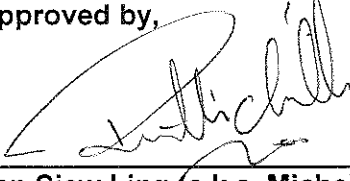
Ms. Suhashini Demudu
Raine Horne & Zaki Property Management Sdn Bhd
Date : 23.01.2017

Verified by,



Mr Chai Teck (a.k.a Terrence Chai)
Chairman of the 6th Annual General Meeting
Date : 20/2/2017

Approved by,



Tan Siew Ling (a.k.a. Michelle Tan)
Secretary of PPVKB
6th Annual General Meeting
Date : 21/2/2017