

PERBADANAN PENGURUSAN VISTA KOMANWEL B (BUKU DAFTAR STRATA 2114)Minutes of 53rd Property Management Committee Meeting

Ref : PPVKB/053/2019

Date : 28/8/2019

Time : 7.00PM

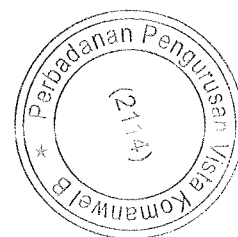
Venue : Management Office – Meeting Room

Attended by:**MANAGEMENT COMMITTEE**

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



The Chairman welcomed all committee members to the 53rd Management Committee meeting of Perbadanan Pengurusan Vista Komanwel B.

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/052/2019) and was proposed to be adopted by Mr. Ho Lee Wah and seconded by Mdm. Tan Lai Yong.	a) Info.		
2.	2.1 Accounts	<p>a) Income and Expenditure. BK presented July'19 income expenditure with surplus of Rm 15, 416 income for the month is Rm 170,022 and expenses is Rm 154,606.</p> <p>b) Major expenses Building extension to existing refuse chamber @B2 garbage house – Rm 7,300</p> <p>c) New Bank Ac with better FD rate BK proposed few bank with FD Rate, we place the monies in FD account. Committee members agreed with Bank Islam offer 3.8 higher special rate.</p> <p>d) MC instructed RH to ensure the is one month sufficient fund to paid maintenance and other surplus transfer RM100K to FD account.</p>			
	2.2 Tribunal Case	No matters arising.	Info.		
3.	Lift - B Tower (Mitsubishi) Lift Refurbishment & Modernization -	a) CYW explained to members present that he had discussion with Mitsubishi and they explained the following:	a) SP to follow up with new schedule and letter of undertaking.	SP	ASAP

	B Tower.	<p>1- The installation of lift at VKB and factory drawings do not tally and the factory is working hard to address this problem.</p> <p>2- The original installation date due on Mid-August 2019 has to be postpone to December 2019 due to the above matter.</p> <p>3- Another reason was due to our late confirmation to reinstall the access card system.</p> <p>4- Mitsubishi will officially write in to explain on all this matter to our management.</p> <p>5- They also confirm that lobby renovation can commence and there will undertake to put up protection and will be responsible for any damage.</p>			
4.	Lift B1 & B2 (Access Elevator)	No matters arising.	Info.		
5.	SECURITY (Veritas Security)	<p>a) KZ informed the meeting that the rate paid to guards for local and Nepalese is same rate.</p> <p>b) KZ informed the meeting that all documents pertaining to the security replacement was even to KCK after the July monthly meeting and he advised me</p>	<p>a) Info.</p> <p>b) Info.</p>		

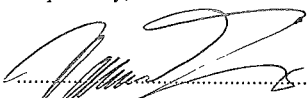
		<p>that he will make necessary arrangement for the tender interview.</p> <p>c) CYW requested to install 1 units Wifi camera in post guard for monitoring purpose.</p> <p>d) HLW ask to place security supervisor telephone number at notice board.</p> <p>e) TTK informed the meeting that he will call Veritas Security Boss to complain on the unsatisfactory services provided by them.</p>	<p>c) KZ to looking few quotes for approval.</p> <p>d) KZ to follow up.</p> <p>e) Info.</p>		
6.	CLEANER (TWOT Cleaning Services)	a) CYW request cleaner follow work schedule and monitor for daily task.	a) KZ to follow up.		
7.	PEST CONTROL (New-Tech Pest Control).	No matters arising.	Info.		
8.	LANDSCAPING (UVA Trading).	No matters arising.	Info.		
9.	Other Matters 9.1 VKB Signage	a) This project is to be put on hold.	a) Info.		

	9.2 CCTV	<p>a) The meeting was informed that HLW has interviewed 3 companies on the proposed installation of CCTV as below: 1- Global Security Network 2- Securetech 3- ECE</p> <p>b) Two more company will schedule with HLW.</p>	<p>a) Info.</p> <p>b) KZ to follow up.</p>		
	9.3 Renovations	<p>a) The renovation list was presented and currently there are 13 units under renovation.</p> <p>b) CYW proposed to imposed the fee of RM100 per month as rental for using white lot to place renovation bin and for a maximum period of 2 months and all bins are to be covered.</p>	<p>a) Info.</p> <p>b) Info.</p>		
	9.4 Residents contact list	a) KZ confirmed that owner's correspondence address, contact numbers and email address are compile at site.	a) Info.		
	9.5 EM Lock @ Guardhouse	a) CYW requested to change the location from the earlier proposal to a new location and use push button instead of EM Lock.	a) KZ to follow up with contactor and present diagrams/drawings for approval.		
10.	Procurement	<ul style="list-style-type: none"> - S&S Global Rank Sdn. Bhd. (RM200.00) Bulk Waste Disposal (Aug'19) - UVA Trading (RM4,800.00) Renewal Contract 			

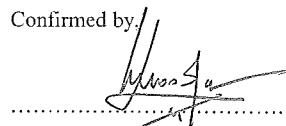
		<ul style="list-style-type: none"> - Rida Selenggra Resources (RM23,400.00) Supply & Install Fire Rated Door 			
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The meeting was adjourned at 10:30pm with a word of thanks from the Chairman and the next meeting is scheduled on Wednesday 25th September 2019 at 7:00pm.

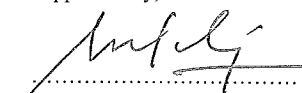
Prepared by,


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

Confirmed by,


 Mdm. Tan-Lai Yong @Melissa Yong (TLY)
ASSISTANT SECRETARY
 Perbadanan Pengurusan Vista Komanwel B

Approved by,


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