

# MIAMI GREEN RESORT CONDOMINIUM OWNERS ASSOCIATION, PENANG

registered at the ROS under association no. 1618

## Notice of & Invitation for our next Committee Meeting

Date: Monday, 10<sup>th</sup> April 2006  
Venue: Grand Tower, Community Hall on 1<sup>st</sup> floor  
Time: 8.30 p.m.

Hon. Chairman	Mr. Jens Kehrhahn	C-15-3A		
Hon. Vice-Chairman	Mr. Heng Heang Kiang	C-18-2		
Hon. Secretary	Ms. Natalie Chow	A-15-3A		
Hon. Treasurer	Ms. Teresa Lim	D-11-3		
Asst. Treasurer	Ms. Khim Lyon	A-27-2		
Committee members	Ms. Michelle Leanne	C-12-3	Mr. Kris Lee	D-13-3
	Ms. Linda Lo	C-18-1	Mr. Robert Juhl	G-23A-3
	Mr. Cheah Eng Hong	D-8-2	Mr. James Yeoh	E-2-1
cc:	Ms. Fong Khee Theng	A-3-3A	Mr. Siew Weng Kong	C-6-3A

Dear committee-members and neighbours, please be invited to our next committee meeting.

### Agenda:

- 1./ Miami Green Management Accounts (monthly service fees):
  - unfortunately we must be on alert because the audited accounts for year 2004 + 2005 are still NOT AVAILABLE (we were assured in July 2005 to get them "shortly") while non-audited accounts are principally not provided by the developer (as assured newly they might be obtained "earliest mid April" but the time is running..!)
  - while the income from service fees in 2005 should have accumulated more than RM 1 mio "there is no money to buy new treadmills" (as mentioned by Belleview staff when this matter was discussed with a fellow-owner a few months ago)
- 2./ Sinking Fund: while the law requires deposit on a fixed account for major reparations after 15 – 20 years from OC-receipt (e.g. for a new roof or a new swimming pool) the Miami Green Sinking Fund is actually being used by the developer, whether "only from time to time" or constantly (constantly would disregard laws & regulations) we don't know.
  - all committee-members and owners are requested to see Clause 9 of the "Supplementary Agreement" and to please personally discuss with their own lawyers aa/ risks and potential consequences bb/ their actual personal interests and means to protect them!
- 3./ Agreeing on arranging an **Annual General Meeting of all owners on April 22<sup>nd</sup> or 23<sup>rd</sup>** : because of the uncertainties arising from above all owners must be informed and we should collectively decide on next steps which should be taken to preserve our interest.



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