

MIAMI GREEN RESORT CONDOMINIUM OWNERS ASSOCIATION, PENANG

registered at the ROS under association no. 1618

Dear Committee members,
you are hereby invited to please attend our next “closed” – for Committee members only –

next Committee Meeting:

Date: Tuesday, 24th April 2007
Venue: at condominium 28C-15-3A [probably, to be confirmed]
Time: 8.30 p.m.

Agenda:

- 1./ Our next AGM:
To set the definite date for our association’s AGM, which is to be held during May: my proposal is to set it for Sunday, 27th May at 4 p.m. - and to agree on it’s agenda, draft will be submitted on the meeting on 24th itself.
 - ▶ My urging request is that we please arrange a microphone plus speaker-system for the convenience of speakers and everyone attending the AGM!
 - ▶ We will require noticeboards to display the last years’s minutes as well as further information:
by displaying this notice on our 8 noticeboards plus forum + website the request goes out to all fellow-owners to check whether we/anyone could please arrange/borrow one or both of these technical features for us please!????
- 2./ To adopt the more formal setup for our future committee meetings as suggested by Mr. Barry Lingard (see enclosure): hopefully latest on the next AGM we will be able to win a fellow-owner for the post as Hon. Secretary who is prepared to perform the duties of this post as stated in our rules (so far our Hon. Chairman executed them in a double-function).
- 3./ Transition Committee:
The National House Buyers Association advised by email dated 12 Feb 2007 (see enclosure) [when informed by the Chairman that the Strata Title will be issued to our developer probably within 3 - 6 months] to form a Transition Committee whose tasks will be
 - ▶ to study the Agenda of the Developers First AGM and to work on the items mentioned together with the Developer to ensure that the transition of maintenance & management from Developer to Management Corporation can be done smoothly.
 - ▶ see print of the HBA’s email dated Feb 12, 2007
 - ▶ please read and understand the HBA’s informal guide under http://www.hba.org.my/articles/biz_mag/2004/transition_pitfalls.htm:Having dropped my previous considerations/intentions to form a “JMB Sub-Committee” my motion is now
 - I. to follow the HBA’s advice and to agree to form such Transition Committee once the Strata Title will have been issued to the Developer [i.e. once the Developer or the Land Office will have confirmed the receipt/issuing of the Strata Title] by changing our association’s committee into such Transition Committee into which we should invite also fellow-owners, who are not / not yet members of our association, to join in as only then together we would represent all owners !
 - II. to present this motion as the Committee’s proposal to our AGM in next May. .../ 2

website: www.miami-green.info - email: contact@miami-green.info

registered address c/o Finfield Corporate Services Sdn.Bhd., Suite 701 ▪ 11 Lorong Kinta ▪ 10400 Penang
correspondence address c/o Mr. Jens Kehrhahn ▪ 28C-15-3A Jalan Pantai Miami ▪ 11100 Batu Ferringhi

- 4./ To discuss and agree on the research about the Completion of the Miami Green Resort, reference above point 4:
We certainly do not want that the Developer will start to pass on the Strata Title to individual owners while certain/any facilities, contracted with us as per S+P Agreements are not yet provided by him !!
According to my understanding Mr. Barry Lingard, together with a few fellow-owners, did perform some research during Nov/December 2006 on Block A (?) but discontinued this work. My recommendation is, to discuss/agree this matter and to request the new committee to perform this research.
- 5./ To discuss and adopt
I. the Miami Green General Business Conditions
II. the Miami Green Key Policies
- 6./ To discuss the pending matter of extended House Rules, reference “Draft One” established by Mr. Barry Lingard:
My motion is
I. not to adopt this “Draft One”
II. to request the next Committee however to discuss the necessity to make adjusted House Rules available for every unit (tenants will probably not have any House Rules from S+P Agreements !) for example points like...
re: use of swimming pools > to specify “appropriate swim-wear” in view of cultural differences
re: private parties at home / at the multifunction hall / at the barbecue pit and other places in our resort > to define e.g. number of guests
The “Draft One” uses a terminology which partially differs from the official Malaysian terminology and is not suitable by that: I have prepared already a revised “Draft Two” but due to other personal business commitments I have been unable to put it into an appropriate format so far [I will be reverting to this asap].
- 7./ Necessity to prepare new Internal Rules for our future Management Corporation, reference previous agendas and information displayed on our website:
The Rules of our association need to be revised completely because...
- they were established for an owners association for a development without Strata Title = without actual financial or business responsibilities
- our future MC will have a yearly income from service charges of approx RM 1.3 million and will be empowered to execute “real business”
My motion is to agree that we pass this point to the future committee that we will elect during our next AGM.
- 8./ Finfield Corporate Services Sdn.Bhd. have expressed their wish to discontinue their secreterial counseling for our association.
Until we will have this next meeting I hope to have received their consent to continue their service for us until we will have had our next AGM so that they – familiar with our association – will be able to update the official documentation about our association afterwards quickly without problems.
Correspondingly the new committee will have to appoint a new secretarial counselor.
I will be able to provide helpful information in this respect from the circle of the Austrian / German / Swiss companies in northern Malaysia. .../ 3

9./ National House Buyers Association

I. to discuss their advice regarding our financial concerns (their email dated Feb 16, 2007)

II. Offer to perform an "foc" seminar particularly for Miami Green Owners only

"How to found a Management Corporation"

In responds to the Chairman's invitation to the "Residents Get Together Nite" on 17th March the Chairman of the National House Buyers Association called our Chairman during the week before the event, expressed thanks and appreciation of our committee-work as noted from our website and stated he had informed his staff that on a convenient date in the near future they would [offer to] hold such a seminar to acknowledge the appearantly great and example-giving committee-work. Once they should revert to that detailed information will follow.

10./ Vacant post of Hon. Secretary:

Since Ms. Natalie Chow tendered me her resignation from her post as Hon. Secretary on 16th March 2007, which has been formalized meanwhile through the last committee meeting on 3rd April, this committee-post is vacant.

During the open committee meeting on 3rd April Mr. Barry Lingard volunteered to take over this post which is hereby put as a motion to the committee for discussion and voting.

For the case that we should not be able to elect an Hon. Secretary during this committee-meeting I would request the committee's consent that the preparatyion for our next AGM shall be performed by myself as Hon. Chairman (which are one of the responsibilities of an Hon. Secretary as per our rules).

As of today, after the last committee meeting on 3rd April our committee consists now of 10 members. However, since it is very important that we will be able to achieve a quorum on this next meeting in order to be able to lawfully agree on the points of our agenda (!)

I recommend that we acknowledge our Rules in point 9 (vi) – stating

(quote)

Any member of the Committee who failes to attend three (3) consecutive meetings of the Committee without leave or satisfactory explanation to the Committee shall be deemed to have resigned from the Cmmittee.

(unquote).

As the above description matches the situation concerning our two neighbours Ms. Linda Lo and Ms. Michelle Leanne we need to acknowledge that the actual number of committee members is eight (8) as of today.

11./ Matters arising

jk/12-04-2007

Hon. Chairman	Mr. Jens Kehrhahn	C-15-3A		
Hon. Vice-Chairman	Mr. Heng Heang Kiang	C-18-2		
Hon. Treasurer	Ms. Teresa Lim	D-11-3		
Asst. Treasurer	Ms. Khim Lyon	D-27-2		
Committee members	Mr. Alstair Black	G-22-3	Mr. James Yeoh	E-2-1
	Mr. Barry Lingard	G-13A-2	Mr. Kris Lee	D-13-3
cc:	Ms. Fong Khee Theng	A-3-3A	Mr. Siew Weng Kong	C-6-3A
as well as	▶ noticeboards	▶ website	▶ forum	

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