

MIAMI GREEN RESORT CONDOMINIUM OWNERS ASSOCIATION, PENANG

registered at the ROS under association no. 1618

Circular to our dear committee-members:

25th September 2006

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|-----------------------|----------------------|---------|--------------------|--------|
| 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. James Yeoh | E-2-1 |
| | Mr. Cheah Eng Hong | D-8-2 | | |
| cc our int. auditors: | Ms. Fong Khee Theng | A-3-1 | Mr. Siew Weng Kong | C-6-3A |

Dear all!

Thinking of the responsibility that is coming upon all owners on the developer's 'First AGM' and the actual duties of the future council-members leads of course to various questions. If our Miami Green Resort consisted only of 50 condos maybe it would not be necessary to setup "Key Policies" nor "General Business Conditions" – however we are 557 parcel units and we actually will be running actual business in future on basis of an income from service charges of 1 million Ringgit annually (!) ...I assume you all agree that we need to think ahead!

This circular is a request to particularly you as my actual fellow committee-members to please start thinking of what we do not want to happen in future, respectively to start setting up with me the conditions under which we want our future Council to conduct its future business.

From the enclosed circular to all owners you see that I have sent out an invitation to all fellow-owners to join this discussion, and you also see from it that I have created during the last days an addition webpage www.Miami-Green.info/business_terms.htm - which I like you to look at as a board on which we display the please mutually to-be-developed versions of

1./ **The Miami Green Key Policies**

A starting basic version is uploaded to the a/m webpage, a detailed version of it is available here:

http://www.gatesfoundation.com/nr/downloads/AboutUs/Conflict_of_Interest_Policy.pdf

Shouldn't we adopt it for us please ??

2./ **The Miami Green General Business Conditions**

I am actually on this, kindly check and follow it up through our a/m webpage!

On the reverse page I am suggesting to you a few points about the HOW the future responsibility should be put into the hands of the future council-members:

the brilliant aspect of it all is this: starting to think ahead today secures that our future Council will be able to execute its responsibility on basis of clear Key Policies & clear General Business Conditions which will provide control-criteria and by that a peace of mind for all owners, for the council-members themselves and for our future service-providers!

With kind regards,
Jens Kehrhahn

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

correspondence address c/o Jens Kehrhahn - 28C-15-3A Jalan Pantai Miami - 11100 Batu Ferringhi

registered address c/o Finfield Corporate Services Sdn.Bhd., Suite 701, 7th floor - 11 Lorong Kinta - 10400 Penang

- On our AGM of May 21st, 2006 a resolution was agreed that concerning the agenda of the ‘First AGM’ we will request the developer to ask all owners to vote for or against our associations’ proposal that the future Management Corporation should adopt the rules of our Residents Association.
- Likewise I would like you to agree please that we request the developer to also ask all owners to vote for or against the adoption of
 - the ‘Miami Green Key Policies’ and
 - the ‘Miami Green General Business Conditions’
 (both in their last version that we will have mutually developed/agreed until then)
- The two most important points in the developers’ agenda for his ‘First AGM’ are
 - 1./ that the developer hands over the responsibility of the management of the common property areas to the new Management Corporation (automatically all owners) which comes into existence on that event
 - 2./ that all owners vote & elect the Council (the council-members) who will execute all owners’ responsibility.

However I would like to suggest to you and would like you to agree on something different. Please recall the participation to my circular-email sent out to 120 email-addresses when we were discussing recently the softer or tougher version of the principally agreed letter of the “Cash Buyers Action Committee to the developer – on which only 21 fellow-owners (20% !) responded despite everyone’s concrete financial interests were/are concerned! That participation gives an impulse for speculation... and my proposal is this:

re above point 2: I suggest and request you consent that on the developers’ ‘First AGM’ we let all owners vote for or against the proposal

- ▶ that we agree on another AGM to be held after two months at a fixed date
- ▶ that our present committee will tentatively take over the Council-position, that our present committee-members will provisionally and ‘pro-bono’ organize and prepare in all the necessary (below) points that next AGM
- ▶ during this 2 months’ period all owners are will be invited to volunteer for the future Council, respectively to register their proposal with the Council stating their recommendation for the future council-member/s.
Any fellow-owner (“spouse-ticket counts”) who should accept a nomination for the future council will be requested to file her/his C.V. with the Council
 - > in which her/his qualifications for this position should be highlighted
 - > stating evtly. any conditions under which only they would accept an election
 - > latest 30 days before the date of that next AGM
 - > such C.V. will be displayed on noticeboards over 30 days b4 the nx AGM
- ▶ In the case that our fellow-owners will adopt this proposal on the developers’ ‘First AGM’ we will request the developer to inform all service-providers that their service-contracts will be furtheron valid provisionally untill that next AGM and that their individual service-contract will be reviewed and eventually be renegotiated or terminated by the future Council after that next AGM.
- ▶ on the developer’s ‘First AGM’ all owners will also be requested to “vote” during the following 2 months (to state in writing secretly) which amount they consider reasonable as “salary” for the future council-members. This “voting” will be organized by the provisional Council after the developers’ ‘First AGM’.

Your comments and additional proposal/s would be much appreciated !?

jk