

MIAMI GREEN RESORT CONDOMINIUM OWNER'S ASSOCIATION, PENANG

Minutes of 2nd Committee Meeting

held on Monday, 19th December 2005 at the Miami Green Resort

Time: from 8.30 to 9.30 p.m.

Attendance: refer to list attached

The meeting was held with an agenda as per notice dated 3-12-2005. With reference to the written proposal of the Hon. Chairman dated 16th December a membership drive was agreed by means of

- 1./ a circular urging all owners to please "apply for membership" stating incentives / reason why this should be of their benefit; membership-applications will be made available 1./ at management office and 2./ on our website. In this circular we will request also
 - > to "subscribe to the Miami Green mailing list" get random-circulars & stay updated with developments Strata Title and other important matters
 - > "pay membership fee 2005 + 2006"
 - > "meet us in person"
...to settle the above + to get all your questions answered (if any)!
It was agreed that on January 21+ 22 (weekend b4 Chinese New Year) members of the committee will make themselves available on either day for 1 hour.
- 2./ Mr. Francis handed over a letter of resignation as Hon. Secretary of the RA, the chairman will proceed arranging a replacement according to our rules.
- 3./ Mr. Kris suggested to organize a fire drill: it was agreed that we will do so either with the Fire Department or privately - in cooperation with our management office during January or February.
- 4./ Mr. Jens gave an update on the Strata Title developments.
It was agreed that he will send written "Christmas Greetings" to the developer.
In the same letter he will urge the developer to make available the Miami Green-accounts (Sinking Fund & Maintenance Fees) for an approval by the association.
Until the 'First AGM, to be called by the developer approx. during September 2006, which will elect the future Management Corporation (!) our association's biggest duties are
AA/ 'to teach'our neighbors', i.e. to build an understanding of the coming responsibility for common property areas which includes the financial responsibility
BB/ within this period we as committee must reconsider and evtlly. revise our rules to make them fit and reasonable for the future financial operation!!!
- 5./ The next committee meeting was scheduled for February 27th 2006.

for Francis Chew & Jens Kehrhahn
Hon. Secretary Hon. Chairman
Date: 21-12-2005

Distribution list:

◇ committee members ◇ noticeboard ◇ chairman's file ◇ secretary's file ◇ website