

MIAMI GREEN RESORT CONDOMINIUM OWNER'S ASSOCIATION, PENANG

Minutes of the Committee Meeting

held on Monday, 10th April 2006 at the Miami Green Resort

Time: from 8.30 to 10.30 p.m.

Attendance: refer to list attached

- 1./ **New Honorary Secretary Miss Natalie Chow:**
The formalities about the positive change as per minutes dated 04 April 2006 are settled & our RA's secretary has been informed correspondingly meanwhile.
- 2./ **New signatories for our association's bank account:**
With reference to the Meeting Minutes dated 4th April and the decision taken during our last committee-meeting (and approved by the committee-members partially in writing even), it was agreed to reconsider our decision before writing to our bank to secure that our request/agreement match our RA's internal rules.
- 3./ **> Our present Miami Green Resort Condominium Owners Association and > the future Management Corporation** (all owners are automatically members)
The Hon. Chairman emphasized that
 - a/ our association's rules WILL NOT BE VALID for that future MC unless we = all owners vote for it so on the "First AGM" !!
 - b/ while the responsibilities of the future Council of the future MC are completely specified by the law, the internal rules (on basis of which the elected council-members will actually personally execute their responsibilities on behalf of all owners !!) are not provided by the law:
in view of the financial responsibilities & powers of the future council-members (!) the Hon. Chairman emphasized the necessity to invent such rules, which do provide transparency and pragmatic control-mechanisms for that council – requesting / urging all committee-members and fellow-owners to contribute with concrete proposals !!!
To invent new rules and/or to change existing ones, proposals must be presented on AGMs to all owners who must vote for them to let them become legally valid.
- 4./ **Annual General Meeting mid May 2006** (Sunday 7th or 14th of May at 4 p.m.)
In view of the pending uncertainties and non-answered questions concerning the Management Accounts 2004 & 2005 and the Miami Green Sinking Fund it was agreed that we will hold an AGM for all members of our association and all fellow-owners of our resort – on which we will
 - I./ present the information we will have collected until then
 - II./ decide on next steps to secure our financial interests
 - III./ also our Hon. Chairman's proposal will be presented for election = that on the future "First AGM" (to be called by the developer once 1/3 of Strata Titles will be passed on to individual owners) that as one point of its' agenda owners will be requested to adopt the rules of our actual association for the future Management Corporation (to secure that owners can properly and pragmatically execute their right to control the council of that future MC !)

Jk/11 April 2006

Distribution via

Hon. Vice-Chairman	Mr. Heng Heang Kiang	C-18-2	◇ noticeboard	◇ website
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

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