

MIAMI GREEN RESORT CONDOMINIUM OWNERS ASSOCIATION, PENANG

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Minutes of the Committee Meeting

held on December 07th 2006 at the Miami Green Resort

Time: from 8.30 to 10.45 p.m.

Attendance: refer to list attached

1./ Apologies for absence:

Ms. Michelle advised to be on travel during this week, with having 5 of 10 members present, the meeting was called to order.

2./ Our committee has been completed again

After Mr. Robert resigned from the committee on our AGM in May 2006 Mr. Barry Lingard accepted our Chairman's invitation (not to write *urging request*) to join our committee to share with us his expertise from 22 years in property management including security-business. This proposal was seconded by our Vice-Chairman and by the unanimous vote of the committee Mr. Barry was adopted by/into the present committee. Mr. Cheah E.H. has sold his condominium, moved out already and is correspondingly not anymore in the committee.

3./ "Exiting good information as Christmas parcel !"

The Chairman presented his personal view about the to-be-expected consequences from the ongoing developments and efforts

- > we are collectively creating something new in Malaysia, a legally and personally greatly infrastructured owners association, in which we are at present very busy on tracks to put the future Council of our future Management Corporation into an ideal position to execute it's duties on behalf of all us owners perfectly!
 - We invent the Miami Green General Business Conditions:
which force potential service-providers to disclose their company-details completely: by this we ensure that (for example) 5 different companies who presentred 5 different service-offers are not owned actually by one and the same person (which might not be visible at first sight...!)
 - We invent the Miami Green Key Policies:
which aims to our future council-members and service-providers - insisting they disclose any conflict of interest situation – announce we practice a "whistle-blower policy" for the eventual case that any business mannoever should not match to our strict ethical business conduct policy
 - we pay a fee to our council-members – a possiblility explicitly invented by the Malaysian lawmaker
 - We invent a Board of Advisers:
as "think-tank" for our future Council, likewise acting as internal control authority on behalf of all owners
 - We invent House Rules:
to enable and support a peaceful neighbourhood
- > As our accounts will be conveniently re-filled we will get simultaneously into the position where we can afford to furthermore improve the features and facilities in our resort.

"What you were hoping for when seeing your new home here for the first time... these hopes are being materialized as consequences from the actual committee-work!"
As a small but very pleasant example of what happens 'newly in Malaysia' is e.g. that since two weeks all owners can – and do! – communicate with each other directly in the FORUM - a virtual chat-room created by our fellow-owner Mr. Calvin:
in Miami Green it is not theory that 'in our owners association everyone has her/his say' it is actually happening! Our FORUM can be accessed via our website or directly at <http://mgoa.proboards56.com/index.cgi>.

The Chairman updated about our various ongoing efforts:

4./ the Miami Green accounts

The chairman emphasized his confidence that the collective efforts of our committee and the 'Miami Green Cash Buyers action Committee' will bring the aimed results!

5./ Miami Green Strata Title

On basis of the verbal information received from the Land Office during the last days our developer will be in the possession of the Strata Title within February 2007 !
The subsequent steps and time-schedule are being displayed on our website.

6./ still widely lacking security in our resort

We hope that our latest approach of our developer – the urging request to cooperate with us in order that collectively we can materialize the enforcement of job-requirements & job-specifications!

7./ House Rules

All committee-members obtained a copy of the House Rules (drafted by Mr. Barry on basis of Strata Title requirements, our S+P Agreements' Supplementary Agreement and personal expertise) with the request to perform a personal 'proof reading' and to provide their personal remarks and proposals for amendments and/or the deleting of any part/s of it on the next committee-meeting in January 2007.
Parallel, this draft of House Rules will be displayed on our website as well as on our forum with an invitation to all owners to comment on this!

8./ non-provided facilities & unfinished work by the developer

With ref to our meeting-minutes 09 dated 06.09.2006 and our letter to Trans-Intan of same date, we will keep requesting/insisting our developer to please finish the works & facilities. In our next days's follow-up letter we will include the latest memo established by Mr. Barry to achieve what is necessary before the Strata Title can be accepted.

9./ Mr. Gerhard Leschke appointed 'Head of the Sub-Committee Social Activities'

Approx. three weeks ago Mr. Gerhard had suggested a Christmas Party, which was certainly a great idea but eventually a bit too late to get properly organized. However (!)

- Mr. Gerhard kindly accepted the Chairman's request to organize and to lead the "Sub-Committee Social Activities" in view of the spontaneous enthusiastic support of all present committee-members and fellow-owners
- Mr. Gerhard then suggested a *smaller* Committee Party on December 27th and it was agreed that we shall have such Committee Party at the multifunction hall on the grand pool-deck to which (only) the committee-members and the 'speakers of the Cash Buyers Action Committee' together with their families will be invited! In detail, we agreed that all of us will bring and share our own 'quality food and drinks' and our dear Mrs. Khim Lyon volunteered to do some coordination *to avoid that all bring same turkey and champagne...*
The understanding was/is however also, that in case other fellow-owners should spontaneously join-in on that evening we will allow them to share with us what we will have got to share...!
- **a big party for all Miami Green owners & residents in March 2007**
The enthusiastic, apparently 'multi-purpose' interest in a big party for all inspired the chairman to suggest that we should have such party for all during March 2007: after an intensive discussion this was then unanimously agreed and the committee will start preparations for it (lead by Mr. Gerhard) on the next committee-meeting mid January!

08 December 2006 / Jens Kehrhahn, Hon. Chairman

Distribution list:

- ◇ committee members
- ◇ noticeboards (8 x)
- ◇ website
- ◇ Trans-Intan Sdn.Bhd.