

# MIAMI GREEN RESORT CONDOMINIUM OWNERS ASSOCIATION, PENANG

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## **Minutes of the Committee Meeting**

held on January 17<sup>th</sup> 2007 at the Miami Green Resort

Time: from 8.30 to 10 p.m.

Attendance: refer to list attached

### **1./ Apologies for absense:**

Ms. Michelle and Mr. Barry advised to be on travel during this week, with having 6 of 10 members present, the meeting was called to order.

### **2./ Changes about our Committee**

Our committee-member Mr. Cheah Eng Hong has sold his condominium and has moved out already from his unit D-8-2.

To fill the vacancy in our committee the Chairman requested Mr. Alistair J. Black of G-22-3 to join our committee – and he accepted to do so.

The proposal was seconded by our Vice-Chairman Mr. Heng and the committee voted unanimously for it!

Mr. Alistair has got a degree in IT and agreed also to assist (if necessary) about any particular questions regarding PenangFon's efforts to deliver their internet-services into our resort.

### **3./ The Chairman presented a few further points of collective interest**

with the request to all committee-members to personally evaluate them in order that we can come to a decision about them on our next committee-meeting:

#### **3.1. The chairman suggested to form a "Sub-Committee Maintenance & Security"**

which should perform a research about the status of completion of our resort. This proposal includes to request our Mr. Barry Lingard to head this team, for which besides further three fellow-owners volunteered to assist.

#### **3.2 The chairman suggested to form a "JMB Sub-Committee" and volunteered to head it.**

The new "Management and Maintenance Bill" requires developers to form a Joint Management Body for developments which have not yet received any Strata Title; unfortunately developers can be forced to do so only 12 months after this new law will have been gazetted finally - which could be perhaps around June 2007 only: to give more structure and profile to our owners association would certainly be seen as an expression of our owners maturity, readiness and determination to take best care of our collective interests!

#### **3.3 House Rules**

"Why revising Trans-Intan's summary of 10 points into an 13 (totally 18) pages' index ??"  
Because

- the reality of life, the human nature in general and the various experiences we encountered during the last years prove we do need a more cultivated, more refined specification of what is fair for everyone, benefit everyone, protect everyone!
- also the number of tenants has encreased enormously – and they just don't have neither the S+P Agreement nor (most probably) the House Rules
- while we all want peace and freedom in our resort, everyone must acknowledge our personal freedom ends where we disturb our neighbour with whom we share walls, corridors and the common property - not to forget that reparation of any damages leads directly to costs to be paid from the collectively filled accounts...!

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3.4 The Miami Green General Business Conditions  
The Chairman presented the final version of it – emphasizing that requesting our future service-providers to provide our future Council, respect. the future property management company with originally signed & certified true copies of the Forms 24, 44, 48A & 49 is extremely simple and definitely an ongoing practise for all government-busines in order to shrink the possibilities for corruption!  
We will enforce these short simple General Business Conditions for same reasons!

3.5 The Miami Green Key Policies  
The Chairman presented the final version of it.  
As informed earlier already these key Policies offer to pay a fee to our future Council-Members

- **to acknowledge the volume of responsibility** for 557 condominiums and a yearly income from service charges of apprx. RM 1.3 millions ( ! )
- still no future Council-Member will be forced to accept the payment of such a fee
- while however we will definitely insist that every fellow-owner who is prepared to volunteer for our Council, respect. accepts an nomination for it, will sign that she/he explicitly agrees on executing her/his council-function with full commitment to the Miami Green General Business Conditions, the Miami Green Key Policies, the Internal Rules of our Miami Green Management Corporation:

What is left to agree on is **the frame** of such fee – e.g. RM 500.- to RM 2,500.- monthly which the lawmaker specifically suggested in principal without specifying an amount!

4./ **The Speakers of the Miami Green Cash Buyers Action Committee**  
emphasized their growing concerns about the ongoing silence from the developer!  
Various possible next steps were discussed, e.g. involving the ACA and/or SSM.  
And however it was agreed that for now we won't neither involve/approach any third party/ies nor shall we write "just another letter": instead the speakers will try to have a personal, non-confrontational meeting with the developer to convey our concerns and our collective determination to take best appropriate care of our collective financial interests.

5./ **Organizing a great party for all Miami Green residents on 17<sup>th</sup> March 2007**  
As agreed on our last Committee-Meeting on 7<sup>th</sup> December our Mr. Gerhard Leschke, Head of the Sub-Committee Social Activities, started the organization of our party!  
Following owners volunteered to join this team:  
Ms. Fong, Ms. Natalie, Ms. Khim, Ms. Teresa, Mr. Heng, Mr. Kriss.  
A possible slogan for our party was discussed.  
A decision about this and the very details of it all shall be discussed and agreed on future meetings of this sub-committee, which will be held on the following Mondays likewise at th the Community Hall of G-Block at the same 8.30 p.m.  
Mr. Gerhard will establish minutes about these meetings and pass them to the Chairman, who will pass on theses minutes to all committee-members!

Jk/Hon. Chairman/08 February 2007

Distribution list:

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		
Hon. Asst. Treasurer	Ms. Khim Lyon	A-27-2		
committee members	Ms. Linda Lo	C-18-1	Mr. Alistair Black	G-22-3
	Ms. Michelle Leanne	C-12-3	Mr. Barry Lingard	G-13A-2
	Mr. James Yeoh	E-2-1	Mr. Kris Lee	D-13-3
+ our internal auditors	Ms. Fong Khee Theng	A-3-3A	Mr. Siew Weng Kong	C-6-3A
+ the 'speakers' of our Miami Green Cash Buyers Action Committee				
	Mr. Robert Dignan	F-4-3	Mr. Gerhard Leschke	C-28-3A
	Mr. Michael Lyon	A-27-2	Mr. Johan Redza	C-18-3

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