

**PERSATUAN PENDUDUK KONDOMINIUM SRI
PUTRAMAS KUALA LUMPUR “PPKSR”
[NO. BERDAFTAR : 0272- 06- WKL]**

Minutes of meeting

Series : 05/2007
Date : 15/09/2007

Association : Mr Gurmit Singh
Ms Vimala Suppiah
Ms Sheireena
Mr Ponnuthorai
Mr Francis Ch’ng
Mr Vincent Ngu
Ms Cindee Wong
Pn Norlina Mohd Yusof

Management : Mr Chua Chee Ting
Mr Jack Leong
Captain Shahar Alwee

1.	<p>Meeting was called to order at 11.10 a.m by Mr Gurmit Singh who welcomed everyone to the 05th meeting between Residents Association and the Management. Mr Gurmit, the president of the association informed everybody that this meeting is meant to be a Residents Association meeting with the Management and as such only RA members are eligible to attend.</p> <p><u>Working of CCTV</u></p> <p>Representatives from MM Service & Distributors who are contractors of CCTV were present as per request from RA members. The following comments have been made by Mr Lee from MM Service & Distributors.</p>	
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<p>2.</p>	<p>“Four CCTV has been placed in each block to be precise, in the basement, entrance of the lobby, inside lobby and in the lift. In addition to this all car parks are also equipped with one CCTV. The decoder is located in the guard house and has been monitored from the guard house. The monitoring is done only when there is an incident, and it will be automatically rerecorded over a period of time”.</p> <p>Members highlighted their grievances that the current CCTV does not serve the purpose as most of the time it’s not functioning properly and incidents that are believed to be recorded have not been captured or couldn’t be viewed because of poor quality. Members wanted CCTV to be in strategic location and should be able to produce quality output.</p> <p>Mr Chua asked MM Service to do a proper survey and to come out with suggestion on how to improve the current situation. Mr Thorai and Capt Shahar will be assisting MM Service on this.</p> <p><u>Forming of JMC</u></p> <p>Mr Chua enlightened that according to the ACT the developer supposed to call for the first AGM by or before April 2008. Mr Chua assured that by February 2008 Management will be sending out written notice of the meeting to all purchasers together with nomination and proxy forms. And subsequently the first AGM shall be conducted in March 2008. Mr Chua explained that the committee shall consist of 5 to 12 representatives from purchasers and 1 from developer. The agenda of the meeting will be fixed in accordance with the Act. He said there will be three major posts namely Chairman, Secretary and Treasurer. The quorum at the first meeting of the body shall be 25% of the purchaser who have paid prompt maintenance charges in respect of their units to the Building Management. In the event a quorum is not present, the members are entitled to vote who are present by a show of hands. Joint purchasers or those who have more than one unit shall not be entitled to vote except by way of a proxy. The appointed body shall inform and register with the</p>	<p>Capt Shahar to follow-up</p>
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<p>3.</p>	<p>COB (Commissioner of Building) within 28 days of the first meeting. Mr Chua said once committee is formed the RA's role shall be diminished. The appointed committee will be in effect for three years.</p> <p><u>Proposed 02nd Exit.- Traffic congestion</u></p> <p>Mr Jack said letter to letter to DBKL was submitted on 28th August and need to follow up on this matter by both parties. As per widening of the present exit Mr Chua showed his concern that we should not delay the widening of the exit any longer as it is critical in the sense that entrance of any big vehicles like Bomba into Putramas is not viable at the moment and incase of an emergency it affects the security of all residents. Mr. Jack informed that the lowest quotation that he received is RM 6000.00 and the plan is to widen the present exit to 7 feet.</p> <p>Mr Thorai raised his view that the cost of widening the present exit should not be borne by the residents as it is a mistake done by the developer. He emphasized that it's a design fault and the cost of repair should be absorbed by the developer. For this Mr Chua replied that we should not discuss and dispute about the past and should move forward to achieve better results. He said the key word here is to move forward. Mr Gurmit and Ms Vimala supported Mr Chua's view.</p> <p>Ms Vimala informed that many outsiders are still walking into Putramas without registering and we should design the gate in such a way that some control can be integrated to address this problem. Mr Chua said he is willing to accept any proposal for improvement and asked Ms Vimala and Mr Francis to submit their proposal before the next meeting.</p>	<p>Mr. Jack and RA to follow-up.</p> <p>Mr Jack to follow up.</p>
<p>4.</p>	<p><u>Car park Solutions</u></p> <p>Captain Shahar informed that visitors who are entering to Putramas shall be provided with placard to display on their vehicles by or before 30th September 2007. Mr Jack informed that proper signage also shall be placed to indicate and guide the visitors to the visitor's car park by then. Ms Vimala</p>	<p>Capt. Shahar to follow up</p>

	and other members requested for installation of quality products in Sri Putramas, bench marking Sri Putramas 2.	
5.	<p><u>Fire Safety readiness</u></p> <p>Mr Jack informed that appointment of qualified fire contractors to check the whole fire fighting system has almost been finalized and the agreement shall be signed within one week. Regarding fixing emergency door closers Mr Jack informed that Block D and Block E has been completed and two more levels to be completed for Block A. The other blocks will be done subsequently.</p>	Mr Jack to follow up
6.	<p><u>Cleaning services & schedule</u></p> <p>Members are still not satisfied with the cleaning services provided by the Management. Ms Vimala suggested that the representative from cleaning service company shall attend the next meeting to resolve the cleaning issues.</p> <p>Mr Chua requested all the residents and members to be civic conscious.</p> <p>Ms Vimala informed that RA is organizing a cleaning campaign soon to increase the awareness of cleanliness among residents.</p>	Mr. jack to follow up
7.	<p><u>Refuse Solution for Ground floor</u></p> <p>Mr Jack informed that refuse chambers have already been allocated to the ground floor residents.</p>	
8.	<p><u>Audited accounts 2006</u></p> <p>Audited accounts for year 2006 have been submitted to RA. Mr Chua once again asked the members to come out with a wish list to make Putramas Condominium a better and exclusive place to live.</p>	
9.	<p><u>Rental for common facilities</u></p> <p>Mr Chua assured that the rental collected from common properties shall be reverted back to the</p>	

	<p>Management account if the developers fail to obtain approval from land office for separate strata title for the common properties.</p> <p>Mr Chua commented that they are seriously looking for a suitable place to accommodate the security guards and shall resolve this problem soon. Mr Francis volunteered to assist Capt Shahar to find a suitable place for the security guards.</p>	
10.	<p><u>Complaints from Block E</u></p> <p>Mr Jack informed that 85% of the work has been completed as per complaints given by Mr Vincent. Mr Vincent expressed his unhappiness on the quality of the repair work provided by the Management.</p> <p>Mr Chua encouraged all the members to work together and not to be selective.</p> <p>Ms Vimala mentioned that its important to upgrade and to maintain quality standard in our condominium and Mr Chua fully agreed to it.</p>	
11.	<p><u>Insurance Policy</u></p> <p>Mr Jack informed that currently we have three Insurance policies ie. Master fire policy amounting to RM85 million for the whole building including common area, Public Liability Insurance amounting to RM2.5 million and Burglary Insurance for common property amounting to RM 500,000.00.</p>	
12.	<p><u>Installation of Decorative Architectural Light Weight Moulding.</u></p> <p>Members are favorable to install the decorative architectural light weight moulding if it can restore the water seeping problem. Mr Chua requested to get minimum three quotations from the contractors for the installation of this additional item. Mr Chua agreed that all the leaking problems of the windows also will be rectified together with the installation of the mould. Mr Chua informed the members that the value of our place has been appreciated and with this additional fitting it may even go up to 20%. Mr Chua</p>	Mr Jack to follow up

	also advised the members who wish to sell or rent their units to go through the management in order to obtain maximum profit.	
13.	Adjourn	
	There being no further issues the meeting adjourned at 1.00pm.	

Approved By:

Sheireena Mohd Ibrahim

Jack Leong
Building Manager