

GCB Court Management Corporation

Minutes of 6th Meeting of Council of GCB Court Management Corporation (06/2013-14) held at GCB Management Office, 50450 Kuala Lumpur on 22nd January 2014 at 6.00pm

Present:			Attendance:
Michael Cheong	MC	Chairman	06/06
Chai Wai Ming	CWM		06/06
Chin Siew Kong	CSK		05/06

Absent with Apologies

Dora Lim	DL		02/06
Hadzir Manan	HM		05/06
Zia Madani	ZM	Treasurer	04/06

Deemed Vacated:

Audrey Nichol	AN		02/06
Cheng Bee Wah	CBW		01/06

In Attendance:

Sangheeta Kumar	SK	Secretary	06/06
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No.	Details	Action
1.0	Notice of Meeting	
1.1	The Notice of Meeting was accepted and taken as read.	
2.0	Quorum	MC
2.1	As there was a quorum, the Meeting commenced at 6.10pm.	
3.0	Confirmation of Previous Minutes	MC
3.1	The Minutes of the 5 th Council Meeting held on 18 th December 2013 was taken as read and signed by the Chairman as a correct record of the proceedings thereof. Proposed CWM and seconded by CSK.	
4.0	Rehabilitation of RC Suction Tank (Price: RM51,000)	
4.1	On 13/01/14 CSY Enterprise completed the HDPE lining of the RC Suction Tank, installed new copper float valve, sensor rods, 2 sets ladders together with the newly mounted galvanized flanges inside the RC Tank. The temporary tanks installed to serve un-disrupted water supply to residents during the rehabilitation of the RC Tank was disconnected on 13/01/14 & the water supply from Syabas was released at 11am.	
4.2	At 9.30pm some residents informed no water supply. Upon checking, the pumps at the basement was not working and 2 serving tanks at the roof top had only 10% water. Repair works was attempted by GCB's chargeman plus technician and CSY till 2am but failed.	
4.3	On 14/01/14, there was no water in GCB as tanks at roof were totally empty. Repairs works commenced at 8am till 6pm by doing a by-pass from the Bomba pipe to the domestic inlet pipe at the pump room. At 8pm water supply resumed to all units. There was a mechanical failure on the sensor rods and the float valve inside the RC Tank which was sealed off by CSY before the water level filled to 7' resulting in air-lock to 3 pumps of GCB.	
4.4	We also noted Inlet flange is seated at 5.5' from base taking only surface water for a tank of 8' height in water storage. Technically should the water level in the tank drops to below 5.5' the pumps will be air-locked though there is water from below 5.5' to tank base.	

4.5	The Council as advised by CSY decided to extend an L Shape elbow with a foot valve inside the RC Tank to pump water at 3' from base. 2' from base is reserved for Bomba. Job to be done on 27/01/14. CSY raised a VO of RM3,500 which was later negotiated as a job done on goodwill due to the water disruption on 14/01/14.	
4.6	Council was of the view that CSY owes the Council and Unit Owners a detailed explanation for the technical hitch that had happened. The Secretary was to obtain a letter of explanation from CSY for circulation to owners.	
5.0	Internal Cold Water Piping System M&E Consultant (Price: RM13,780.00)	
5.1	Tunas Bakat will be called in for a technical meeting to address the following issues:	
a)	Layout plan for the cold water project,	
b)	Layout plan for the exposed piping from Syabas Meter to RC Suction Tank,	
c)	Layout Plan from Riser to the individual units before the Syabas Meter,	
d)	Proposed new water filter requirement and location,	
e)	Relocation of the Syabas Water Meter at the guard house, and	
f)	Advise on the notice from Syabas on the individual water meter migration.	
5.2	1 st Payment of RM4,134 being 30% of the total fees of RM13,780 was released on 8/11/13. The M&E's team has already surveyed the piping system and the locations of tanks have been identified for the drawing purposes.	
5.3	First presentation was done on 04/01/2014 and the drawing for basement and pipe line from Syabas meter to RC Tank was not included. Pending 2 nd presentation by the M&E Consultant on the drawings.	
6.0	Balcony and Master Bed Room Down Water Rain Pipes Project	
6.1	First round of rain water down pipe clearing job has been completed but is now recurring due to the continuous wash down of debris from planter boxes of Balcony & Master bedrooms. The Contractor Shyen Fei stated if this were to continue then clearing of pipes will have to be done on a regular basis at GCB.	
6.2	Office analyzed the quantum of work done by Shyen Fei against payments to date amounting to RM45,990 pipe rows O, A – JO which is 11 sets of rain water down pipes from the roof using the 200 feet fabricated rattan, 14 locations hacked & 12 units cleared by using rattan.	SK
6.3	Management to write letter to unit owners and residents to advise that planter boxes have to be properly maintained by the unit owners. A quotation exercise is being done for cost of clearing the planter boxes.	
7.0	Collapsed Boundary Wall between GCB Court & Impiana Condo	
7.1	The above boundary wall collapsed on 27 October 2013 after a heavy down pour. Site has been visited by DBKL team and Alam Flora.	
7.2	L Shape precast method will be used to re-construct the boundary. Detailed drawing plans have been received at RM500. The issue here will be the space constraint for the backhoe/forklift's entry to GCB area holding the L Shape precast. The Alternative is to cast in situ. CWM to advise.	CWM
7.3	Tokio Marine Insurance will revert on the quantum of the claims allowed under subsidence and landslide. We provided quotations given by Impiana's contractors for evaluation.	
7.4	Impiana's decorative walls, plants and other damages caused will be claimed against the Public Liability Policy of GCB.	
8.0	TH Liew Bersekutu	
8.1	TH Liew carried out the calibration exercise and also the repair works to the Generator Set. The load test was successfully done for the generator set which is now in order.	
8.2	The relay panels and calibration exercise was successfully done at the LV Room and January 2014 electricity bill recorded drop in usage.	
8.3	One more item to be changed in the LV Room specifically for the Power Factor	

	calibration costing RM1,000. This job will be done after the CNY holiday as it requires 2 hours down time electricity supply. Council approved the job to be proceeded.	
9.0	Barrier Gate, Lift Access & CCTV	
9.1	4 companies (Transync, Belco, Tamico & ASG Security) were shortlisted and called for product presentation for Barrier Gate, Lift Access & CCTV system.	
9.2	Barrier Gate: Initial proposal the card reader system was based on Long Range meaning the vehicle drives thru and from 300m distance the barrier gate will opens to enter or exit. Long Range reader's set back is it does not allow sufficient time for CCTV to capture footages of passengers in the vehicle. Therefore, Council proposed to revise to Mid-Range reader system where the driver has to come close to touch & go giving CCTV ample time to capture footages. Included in the barrier gate system is also a new pedestrian access. All 4 companies were emailed to re-quote.	
9.3	Out of the 4 companies, only 2 (Transync & Belco) sent in the revised quotations on Mid-Range Reader system for 1,000 pieces of cards. Transync is Panasonic's top dealer. Belco is using their home brand products from Korea. Both companies have track records in barrier gate systems. Transync quoted RM67,460 whilst Belco quoted RM33,945 for the total barrier gate system package with 1,000 access cards.	
9.4	Based on the GCB's drawing plans, HM marked the boundary lines at the guard house and proposed that the barrier gate is built outside the existing boom-gate. For the purpose of the barrier gate system - the GCB logo and planter box has to be removed due to space constraints. It was also proposed to re-construct the existing guard house to cater to the new system and wirings.	
9.5	CCTV: Likewise, only 2 companies reverted back for the CCTV system together with the barrier system. Transync quoted RM21,290 whilst Belco quoted RM16,180 for 16 units of cameras on one DVR and two monitors. CCTVs will be located inside lift carriages, swimming pool area, Grand Lobby, Lift Lobby, Basement Carpark and Basement Lift Waiting Area. Monitors to be placed in the guard console and office.	
9.6	Lift Access: TZF Elevators quoted RM33,000 for the lift access system based on total restriction model whereby the resident can only access their particular floor only. Transync and Belco quoted on Lift call system, whereby the access card enable the resident to call for the lift from the basement or Grand Lobby and thereafter free access to any floors. TZF does not have this system.	
9.7	Transync quoted RM22,320 for equipment plus cabling whilst Belco quoted RM4,160 for the equipment not inclusive of cabling. Council requested for similar basis for comparison purposes. Belco to re-quote.	
9.8	Council decided to award the CCTV system to Transync for RM21,290.00 and the barrier gate system to Belco for RM33,945.00.	
9.9	A new guard house will be constructed by Gainvest as part of the compensation package due to the deteriorating living conditions contributed by the construction of Elements. Gainvest has been given the layout design selected by the Council.	
9.10	Car Stickers for 2014 will be issued together with the access card. Stickers for owners will be given 3 years once on a different design/color compared to tenants on a yearly basis. This is to facilitate the recognition at the barrier gate by the security.	

10.0	Council's Position on the Conduct of AN and CBW as members of the Council	
10.1	The Council strongly believes that AN owes a written public apology to the Council, its Chairman and the other aggrieved council members as a measure to redeem their loss of integrity and reputation caused by AN's conduct in the manner the petition was executed by AN. Letter demanding for such was issued to AN & CBW and no action has been taken by either party.	
10.2	AN & CBW has been deemed to be vacated as Council Members of GCB Court since.	
10.3	Huatland Development Sdn Bhd has sought legal counsel as AN had tarnished the good name of the company and their corporate representative amongst owners of GCB, Directors of Huatland and also Commissioner of Buildings KL and will proceed as it deems fit.	
11.0	Vantage Facilities Management Sdn. Bhd (Vantage)	
11.1	Legal counsel has been sought to claim back the documents that has been held by Vantage Management Facilities.	
11.2	Central Capacitor has written to Council to conclude the issue on carting away of scrap VCB by their staff authorised by Vantage Management Facilities without knowledge/permission of any Council.	SK
11.3	GCB lawyer Azian Haslina & Co to revert on this together with the cost involved.	
12.0	Legal Case GCB Court Management Corporation vs. Sunny Tan (Unit 3A)	
12.1	The lawyer Chung Hasnal was paid RM5,000 in November 2013 to continue the taxation of the cost of the case, as an initial disbursement.	
12.2	Court has set the taxation date on 10 th February 2014 on this matter.	
13.0	Gainvest Builders Sdn Bhd	
13.1	Due to many issues related to falling objects and deteriorating living conditions in GCB arising from the Elements project, Council has managed so far to get the following benefits from the main contractor Gainvest: <ul style="list-style-type: none"> - Resurface the visitors carpark and drawing of the demarcation lines - Chemical wash the Grand Lobby - New guard house as a trade of to washing the polycarbonate roof 	
13.3	The other pending items as per GCB's letter to Gainvest – swimming pool pump, tennis court, contribution to cleaning funds will be pressed upon from time to time. Gainvest has raised the 8 feet boundary wall between GCB and Elements and our side will be painted to match GCB building color code.	CM
14.0	Convenience Store	
14.1	Letter without prejudice was issued to Skyglobal management the operators of the GCB Convenience Store on 23/12/13, mainly for the request of a duly executed copy of the stamped tenancy agreement and a valid business licence.	
14.2	Skyglobal replied on 31/12/13 saying that it will be furnished but none has been received todate. MC has issued a second letter giving 14 days failing which the termination clause will be executed.	SK
15.0	Accounts:	
15.1	Monthly accounts are being done by the software vendor Advelsoft and also the reconciliation exercise for the financial year ended 31/12/2013.	
15.2	For the February Council meeting we should be able to table the monthly management accounts. Most of records for the year 2013 are in the custody of the former management agent Vantage.	
16.0	Competent Charginman for GCB	
16.1	Our competent charginman resigned due to better offer on 31/12/13 and is now replaced by a technician.	
16.2	GCB continued to engage the services of the same charginman for the preventive management of equipment and also for emergency call at RM350.00 per month.	

16.3	The chargeman is to visit GCB twice a month to carry out the relevant test and checking on all GCB equipment and to generate a regular report to Office.	
17.0	Projects:	
17.1	The Project Update as at 22 nd January 2014 was reviewed in detail as enclosed. The Project Update will be revised accordingly to the status of the jobs.	SK
18.0	Any other business:	
18.1	The owner of Harley Davidson had sought to meet the Council in respect of his clamped motorcycle. It was the Council's unanimous decision that a precedent cannot be set to allow the parking of the motorcycle in a non approved area (void area) as per the building plans of GCB Court even though the owner had offered to pay rental charges to the MC. It was suggested that the Management Office helps the owner to rent an unused car park bay to park his bike from another unit owner.	
18.2	SK sought approval to purchase chairs for the tennis court and replacement of the swimming pool deck chairs which are all broken.	
19.0	Closure	
19.1	There being no other business, the Meeting ended at 9.05pm with a vote of thanks to the Chair.	
	Confirmed as a correct record by: Chairman Michael Cheong	