

KINDLY ACKNOWLEDGE RECEIPT
OF THE ABOVE.

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting ("AGM") Held On 22nd December 2018 **SIGN & CHOP**

DATE:

Minutes Of the 2nd Annual General Meeting ("AGM") of Badan Pengurusan Bersama Scott Garden (herein refer "JMB") held at Multi Purpose Room, Block B, Level 5.01, Kompleks Rimbun Scott, No. 289, Jalan Kelang Lama, 58100 Kuala Lumpur on Saturday, 22nd December 2018 at 10.00 a.m.

Ung Poh See
Saya / I hereby confirm that this document is a true copy of the original and genuine document - by virtue of the S.D Act 1960
I hereby certify that this document is a true copy of the original and genuine document - by virtue of the S.D Act 1960

confirm that this document is a true copy of the original and genuine document - by virtue of the S.D Act 1960

PRESENT

Outgoing Joint Management Committee:

Chong Wei Chen (B-18-28)
Aaron Lau In-Tsoi (C-13A-10)
Yap Kuang Hui (A-20-30)
Yap Choon Loong (A-13A-25)

- Chairman
- Secretary
- Treasurer
- Committee

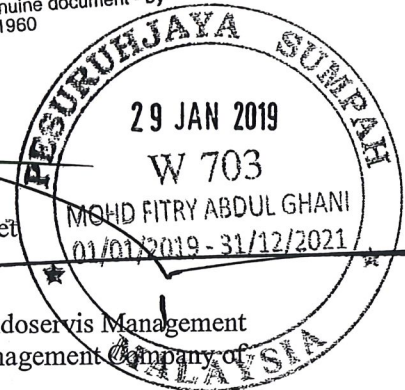
Attendance:

- As Per Attendance Sheet

By Invitation:

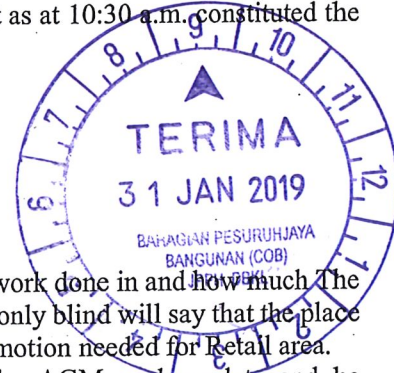
Ms Tham Siew Pang
Mr. Beh Liang Teng
Pn Aminatul Natasha Binti Abdul Razak
Ms Melissa Koey
Ms Vivien Chee Sock Kion

- Representatives of Kondoservis Management Sdn Bhd, Property Management Company of The Scott Garden
- Representative of Messrs KS LAY & CO. JALAN BUKIT RAJA TAMAN SEPTEK, 52000 KUALA LUMPUR
- Infomaster Consultancy Sdn Bhd



COMMENCEMENT OF ANNUAL GENERAL MEETING

- At 10:00 a.m., Ms Valerie explained that one half of the parcel owners who are entitled to vote (i.e. the parcel owners who have paid all of the Charges, contributions to the sinking fund and any other money due and payable in respect of his parcel on the 7th day prior to the date of this Meeting) is required to be present either in person or by proxy in order to constitute the quorum required for the AGM as provided under Subparagraph 15(1) of the Second Schedule of the Strata Management Act 2013 ("The Act"). The required quorum of was not present at 10:00 a.m. and after the 30 minutes mandatory waiting period as required under subparagraph 15(2) of Second Schedule of the Act, the parcel owners entitled to vote and present as at 10:30 a.m. constituted the quorum for this Meeting.
- Attendees record as at 10:30 a.m.
 - Total number of eligible parcel owners: 384
 - Total number of parcel owners attended: 141
 - Eligible voters: 125
- Chairlady presented a report and showing pictures of work done in and how much The Scott Garden had improved. Dato Foo mentioned that only blind will say that the place had been improved. He suggested advertising and promotion needed for Retail area. He also said that it was unfair that he received the AGM package late and he immediately paid for his current month charges, however, he was still not allowed to vote. The reason given to him that he was late for 2 working days.



BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting (“AGM”) Held On 22nd December 2018

AGENDA NO. 1

TO ELECT THE CHAIRMAN OF THE SECOND AGM

The following members was nominated to be the Chairman of the AGM:-

Item	Nominee	Proposed By	Seconded By
1.	Tan Sui Fah (A-06-03A)	Wan Kok Cheong (proxy of S-1-33A)	Mohd Ikhran Merican (C-13A-29)
2.	Chong Wei Chen (B-18-28)	Yap Kuang Hui (proxy of A-20-30)	Representative from Ne'Mat Jaya Marketing Sdn Bhd (C-10-32)

“Result from the voting by hand, majority of the parcel owners present and entitled to vote elected Mr. Tan Sui Fah (A-06-03A) to be the Chairman of the AGM.”

AGENDA NO. 2

TO RECEIVE THE MINUTES OF THE PREVIOUS ANNUAL GENERAL MEETING AND EXTRAORDINARY GENERAL MEETING THAT WERE RESPECTIVELY HELD ON 21 JANUARY 2017 AND 1 JULY 2017

- a) A question was asked who was past committee, there were 10 elected from first AGM, 2 resigned and from EGM another 2 representing retail elected and balance 4 committee members left as at 2nd AGM plus one nominated in.
- b) Ong Poh See (S-2-33A) requested the minutes of EGM to mention that COB were present in EGM and informed the procedure to have all JMB committee from AGM to remain were incorrect and were supposed to have a fresh election. However, chairperson, insisted to remain and proceeded to vote for JMB committee to remain.
- c) Upon the enquiry from Chun Chia Kai (B-08-15) about number of current joint management committee (“JMC”) members, Chong Wei Chen (B-18-28) informed that the current JMC members were only five (5) due to resignations.
- d) With the proposal of Chong Wei Chen (B-18-28) and seconded by Ng Yee Siang (B-22-09),

“The Minutes of the 1st Annual General Meeting held on 21st January 2017 and Minutes of the Extraordinary General Meeting held on 1st July 2017 were confirmed and certified by the Chairman as the correct record of the proceedings thereat.”

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting (“AGM”) Held On 22nd December 2018

AGENDA NO. 3

TO CONFIRM THE INSURANCES EFFECTED BY THE BODY

- a) Chong Wei Chen (B-18-28) explained to Chun Chia Kai (B-08-15) that quotations were obtained before the insurer was chosen.
- b) Ng Yee Siang (B-22-09) highlighted that the new JMC to re-visit the coverage limit and no deductibles for Errors & Omissions (E&O) and Libel & Slander (L&S) covers for the JMC members. A minimum RM3 million cover is deemed necessary, without any deductible.
- c) With the proposal of Mohamed Lokman Bin Tun Sardon (C-23A-17) and seconded by Allan Tan Tzeq Chean (C-23A-13), it was resolved that:-

“The insurance policies purchased or effected by the Body be confirmed by the Body.”

AGENDA NO. 4

TO RECEIVE THE UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR FROM 1 APRIL 2017 TO 31 MARCH 2018

- a) Ong Poh See (S-2-33A) acknowledged that since 2012 this is the first time we ever seen Scott Garden accounts since 2012. Since the accounts is unaudited, she asked whether questions to the accounts to be asked now or after it is being audited. Ms Tham explained that the agenda is to receive the unaudited financial statements and not to adopt until it is audited.
- b) Ong Poh See (S-2-33A) also highlighted that when she was JMB member during August 2017, an amount of approximately RM600,000.00 were transfer from Developer to JMB. If this is the sinking fund, what happened to the funds as it is not stated in the unaudited financial statements ended 31 March 2018.
- c) Ong Poh See (S-2-33A) also mentioned that 5 owners written in to JMB to inspect accounts and minutes. A replied from Chairlady dated 29 June 2018 that it will cost us RM64,750.00.
- d) Questions was raised by Hee Wee Lee (A-22-23A) as to why unaudited financial statements were presented. Ms Tham of Kondoservis enlightened that presentation of audited financial statements is mandatory for an AGM. Nonetheless, audit of The Scott Garden’s maintenance and sinking fund accounts said accounts has yet to be finalised. When the audited accounts are ready, an Extraordinary General Meeting (“EGM”) will be held to consider and adopt the said accounts.

Prior to the 1st AGM of JMB that was held on 21 January 2017, audit of The Scott Garden’s maintenance and sinking fund accounts were not done since 2013 and two sets of accounts were separately maintained for SOHO and Retail respectively. Ms Tham further explained that there should be only one set of accounts maintained for the JMB, and efforts were made by the outgoing JMC members to combine these two sets of accounts into one. All these have caused the complications, difficulties and delay in producing the audited accounts in time for the AGM.

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting (“AGM”) Held On 22nd December 2018

- e) Ms Melissa Koey, manager-in-charge of the audit of The Scott Garden’s accounts informed the meeting that the auditing work for latest set of accounts will commence early of January 2019 and target to complete by June 2019.
- f) After due deliberations, with the proposal by representative of Ne'mat Jaya Marketing Sdn Bhd (C-10-32) and seconded by Divesh Novinchandra Sheth (B-20-23A), it was resolved that:-

“Members agreed to receive the unaudited financial statements for the financial year from 1 April 2017 to 31 March 2018 but deferred the said to be adopted in the forthcoming EGM upon the said accounts being audited.”

AGENDA NO. 5

TO CONSIDER AND APPROVE THE PROPOSED SINKING FUND EXPENDITURE BUDGET FOR YEAR 2019

No.	Description	Amount (RM)
1.	Refurbishment of Swimming Pool	300,000.00
2.	Rectification of CCTV System	110,000.00
TOTAL		410,000.00

- a) Ong Poh See (S-2-33A) urged the JMC members to take note on the carried forward Sinking Fund of RM600,000.00 which is not supposed to be used for expenditure cost but was not stated in the unaudited financial statements for the financial period from 1 April 2017 to 31 March 2018.
- b) Ms Tham enlightened that the latest unaudited sinking fund balance as at 31 October 2018 is approximately RM4.2 million. Although there were two items on the proposed sinking fund expenditure budget for Year 2019, however, based on the agenda of the AGM, the adoption of expenditure budget shall be collective together. Additionally, under the laws the sinking fund account shall not be separated into Retail and SOHO as the JMB is held to include the both.
- c) As proposed by Goh Hong Seng (S-2-09) and seconded by Chan Meng Wai (proxy of B-18-27), the agenda was voted by hand and the following was carried out:

“It was agreed by majority that the proposed sinking fund expenditure budget of RM410,000.00 for year 2019 to be deferred and shall only be reconsidered in the forthcoming EGM when the audited financial statements are ready.”

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting ("AGM") Held On 22nd December 2018

AGENDA NO. 6

TO DETERMINE THE RATE OF INTEREST PAYABLE BY A PARCEL OWNER IN RESPECT OF ANY LATE PAYMENT OF SERVICE CHARGES AND SINKING FUND BY THE PARCEL OWNER

- a) Wan Kok Cheong (proxy of S-1-33A) highlighted the retail owners were encountering market challenging times. The rate as suggested shall be reasonable to avoid any killing-off effects even though the SMA Act allows for up to 10% per annum interest charge.
- b) OPS highlighted that retailers are suffering just to pay bank instalment since some units are not rented out for many years or tenant quit after few months. Retail owners are bleeding. In fact, a few retailers are paying service fee by instalment as the service fee charged as parcel owners had been increased from 30 cents to 60 cents years ago without AGM nor showing the accounts and budget. It is only fair the interest charges be delayed until we resolve the accounts and work with defaulters for payment. OPS said this month she paid her monthly instalment is RM13,000 and this month she paid RM 30,000 of service charges to clear off one unit but still cannot vote under her own unit.
- c) After due deliberations, at the proposal by Shia Yen Fong (C-13A-25) and seconded by Hari Krishnan A/L Munisamy (proxy of B-18-19), the agenda was voted by hands and the following was carried out: -

"The majority members agreed that late payment of service charges and sinking fund by parcel owner shall be charged at five percent (5%) rate per annum."

AGENDA NO. 7

TO CONSIDER AND APPROVE THE PROPOSED ADDITIONAL BY-LAWS

- a) Ms Tham explained that the proposed additional by-laws are essential to enable the maintenance and management of the common property of The Scott Garden to be regulated effectively.
- b) No enforcement is possible by the JMC members unless the proposed additional by-laws were agreed and adopted in the AGM by at least 75% of the parcel owners present and entitled to vote.
- c) It was proposed by Allan Tan Tzeq Chean (C-23A-13) and seconded by representative of Ne'mat Jaya Marketing Sdn Bhd (C-10-32) the agenda was voted by poll.

The result was passed as follows:-

For	Against	Abstain
76%	13%	11%

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting ("AGM") Held On 22nd December 2018

It was resolved that:-

"The Additional By-Laws for Retails and SOHO as set out in Appendix E of the 2nd AGM Notice were approved."

AGENDA NO. 8

TO CONSIDER AND APPROVE THE PROPOSED ADDITIONAL BY-LAW FOR THE PROHIBITION OF SHORT-TERM RENTAL OR "AIRBNB" SIMILAR RENTAL ACTIVITIES IN THE SCOTT GARDEN

- a) The subject issue was presented by Mr. Beh Liang Teng, representative of Kondoservis.
- b) Ng Chong Fatt (proxy of A-22-20) concerned on the security aspects and nuisance as created by parcel owners who are using their units for the AirBnB activities.
- c) Mohd Ikham Merican (proxy of C-13A-29) explained that AirBnB has brought in businesses to the Retail and the needed vibrancy to the SOHO. If the security issue is of concerned, it could be regulated by way of proper registration but it shall not be banned.
- d) It is agreed to allow AirBnB or short term stay subject to proper enforcement of the Additional By-laws in respect of limitation on numbers of occupants per Unit size, curtailment of nuisance, etc.
- e) It was proposed by Mohd Ikham Merican (proxy of C-13A-29) and seconded by Chong Wei Chen (B-18-28) the agenda was voted by hand and the result was passed as follows:-

Prohibition of AirBnB similar rental activities in The Scott Garden	For	Against
	36	80

"In view of the foregoing result, such special resolution was not obtained and this Agenda No. 8 was not carried."

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting ("AGM") Held On 22nd December 2018

AGENDA NO. 9

TO DETERMINE THE NUMBER OF MEMBERS OF THE JOINT MANAGEMENT COMMITTEE AND TO ELECT THE MEMBERS OF THE JOINT MANAGEMENT COMMITTEE FOR YEAR 2018 / 2019

The following eligible individuals (who were present in person or represented by an authorised representative at this Meeting) were nominated as candidates for election as members of the joint management committee of the Body for year 2018/2019:

No.	Name of Nominee	Unit No.	Eligibility	Name of Nominator	Unit No.
i.	Tan Sui Fah	A-06-03A	Yes	Lee Kim Fang	B-18-31
ii.	Yap Choon Loong	A-13A-25	Yes	Yap Kuang Hui	A-20-30
iii.	Ho Kok Hoong	A-16-19	Yes	Ewe Saw Lee	A-16-05
iv.	Yap Kuang Hui	A-20-30	Yes	Aaron Lau In-Tsoi	C-13A-10
v.	Hee Wee Lee	A-22-23A	Yes	Ho Kok Hoong	A-16-19
vi.	Chun Chia Kai	B-08-15	Yes	Kimberly Chin Yileng	B-20-33
vii.	Chong Wei Chen	B-18-28	Yes	Ng Kheng Chun	C-10-01
viii.	Lee Kim Fang	B-18-31	Yes	Hee Wee Lee	A-22-23A
ix.	Lee Wee Koon	B-18-33	Yes	Shia Yen Fong	C-13A-23
x.	Ng Kheng Chun	C-10-01	Yes	Yap Kuang Hui	A-20-30
xi.	Lee Khah Mae	C-10-23	Yes	Chun Chia Kai	B-08-15
xii.	Aaron Lau In-Tsoi	C-13A-10	Yes	Chong Wei Chen	B-18-28
xiii.	Shia Yen Fong	C-13A-23	Yes	Lee Khah Mae	C-10-23
xiv.	Ong Poh See	S-2-33A	Yes	Puncak Naungan Sdn Bhd	S-2-33A
xv.	Tan Chooi Kin	S-2-59	Yes	Hee Wee Lee	A-22-23A
xvi.	Thing Wei Siang	S-3-59	Yes	Ewe Saw Lee	S-2-23A
xvii.	Ho Foonk Yane	S-1-59	Yes	Tan Ching Yong	S-2-45
xviii.	Dato Foo Wei Sze	S-1-51, S-2-51 & S-3-51	No	Ewe Saw Lee	A-16-13
xix.	Tay Kim Teck	S-1-03	No	Puncak Naungan Sdn Bhd	S-1-33A

After the voting by poll, the following top 9 ranking nominees were elected to be the joint management committee members for year 2018/2019 :

No.	Elected JMC Members	Unit No.
i.	Tan Chooi Kin	S-2-59
ii.	Thing Wei Siang	S-3-59
iii.	Ong Poh See	S-2-33A
iv.	Shia Yen Fong	C-13A-23
v.	Ho Foonk Yane	S-1-59
vi.	Chun Chia Kai	B-08-15
vii.	Tan Sui Fah	A-06-03A
viii.	Chong Wei Chen	B-18-28
ix.	Hee Wee Lee	A-22-23A

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting (“AGM”) Held On 22nd December 2018**AGENDA NO. 10****TO CONSIDER ANY OTHER MATTER CONNECTED WITH THE MAINTENANCE AND MANAGEMENT OF THE COMMON PROPERTY OF THE BUILDING****Motion 1** (*Requisition from unit B-22-09*):

Incumbent JMB to provide Detailed Work Scope, Bill of Quantity, Cost Break downs and Time line for the Proposed Budget Request of RM 400,000 and RM 100,000 for the Repair of the Swimming Pool and CCTV Upgrade Project respectively, as included in the Motions of the AGM Agenda. The Incoming JMC to implement works on competitive tender basis and pursue any potential Latent Defects for which Liability remains with the Developer.

It was agreed that this Motion be WITHDRAWN arising from resolution of Agenda 5.

Motion 2 (*Requisition from unit B-22-09*):

That a Code of Conduct as per ANNEXURE A for the JMC Members be adopted for guidance compliance of elected JMC members. The Code of Conduct is a statement of the essence of the fiduciary duties to be abide by the JMC members as per Strata Management Act, ACT 757.

It was agreed that this Motion be ADOPTED with the proposal by Allan Tan Tzeq Chean (C-23A-13) and seconded by Cheong Siew Peng (B-18-27).

Motion 3 (*Requisition from unit B-22-09*):

That all elected JMC members shall pledge non-conflict of interest as per the Conflict of Interest Policy (as per ANNEXURE B). This policy be adopted to ensure good governance in all JMC procurement activities and decision making.

It was agreed that this Motion be ADOPTED with the proposal by Cheong Siew Peng (B-18-27) and seconded by Allan Tan Tzeq Chean (C-23A-13).

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting ("AGM") Held On 22nd December 2018

Motion 4 (*Requisition from unit B-22-09:*

That the JMB takes all the appropriate actions including legal actions to ensure all provisions of section 15 (Handling over by developer to the JMB) of the ACT 757 have been fully complied with by the Developer. This, inter alia, include full sets of As-Built Drawings include Soft Copies of drawings.

1. It was highlighted that there is no as-built drawings including soft copies of drawings were made available by the Developer to the outgoing JMC members.
2. The elected new JMC members shall pursue the abovesaid issue with the Developer.

It was agreed that this Motion be ADOPTED with the proposal by representative of Ne'mat Jaya Marketing Sdn Bhd (C-10-32) and seconded by Lim Kok Peng (C-18-31).

Motion 5 (*Requisition from unit B-22-09:*

To conduct a special audit from 1/4/2017 onwards, on all JMC/MO procurement, subcontract Services, official and unofficial notices issued, whether these activities complied to Act ACT 757, COB'S directive, JMB SOP, general principles of check & balance and transparency and good governance. The appointment of auditor and quotation shall be by new JMC, with a budget of RM 100,000.

It was agreed that this Motion be WITHDRAWN.

Motion 6 (*Requisition from unit B-22-09:*

To pass the resolution to instruct all future appointment of any service providers, including Property Management company, sub- contractors by the JMC must obtained 3 competitive quotations with sealed bids and approved by the majority of the JMC members.

It was agreed that this Motion be ADOPTED with the proposal by Chong Wei Chen (B-18-28) and seconded by Lee Kim Fang (B-18-31).

Motion 7 (*Requisition from unit B-22-09:*

To pass the resolution to have JMB allocate RM 100,000 from the Maintenance Fund for purpose of Advertisement & Promotion (A&P) to promote the RETAIL Shop business so as to revive the RETAIL sector. This one -off allocation shall be for one (1) year commencing 1st January 2019. A RETAIL Subcommittee reporting to the JMB shall be established.

1. It was highlighted that no sub-committee is allowed unless the members are originated from the JMC members itself.

It was agreed that this Motion be ADOPTED with the proposal by Teh Seok Tee (C-10-03) and seconded by Shia Yen Fong (C-13A-23).

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting ("AGM") Held On 22nd December 2018

Motion 8 (*Requisition from unit B-22-09*):

The incoming JMB shall subscribe to and set up a Community e-Portal such as Ever soft Property Management System (PMS) or equivalent to allow Parcel Owners to access information such as Accounts, Defaulter List, Notices, JMC Agenda, JMC Minutes, JomPay of all billing, Billing Status, booking of facilities, mobile App access etc. The PMS Service providers to handle all accounting services as well. Estimated Budget; PMS: up to RM 800/month, outsourced Accounting RM 2,500/month. This is necessary and important as very few parcel owners of the SOHO and RETAIL reside at Scott Garden.

1. It was proposed that the sentence shall include "other software" where applicable.
2. Incoming JMC to note.

It was agreed that this Motion be ADOPTED with the proposal by Ng Yee Siang (B-22-09) and seconded by Lee Kim Fang (B-18-31).

Motion 9 (*Requisition from unit B-22-09*):

To set demarcation area and recalculation of service charges for 2 sectors (SOHO and RETAIL). All Common Areas rightfully belonging to the JMB shall be identified and taken custody by the JMB where JMB to post on all Notice Boards (and Community e-portal once set up) the Monthly Defaulters Lists and provide status report on recovery of Bad Debts vide filing of Claims at the Strata Management Tribunal as the first step, and if the outcome is not satisfactory, institute recovery through civil Court process. Management Office be given a timeline and KPI for the recovery.

1. It was highlighted that the calculation for service charges and sinking fund shall be based on share units as per the Strata Management Act.
2. Incoming JMC to note.

It was agreed that this Motion be WITHDRAWN.

Motion 10 (*Requisition from unit B-22-09*):

JMB to post Monthly Financial Statements for the preceding month (but not later than 2 months delay) when available, reviewed and adopted by the JMC, on the Community e-Portal upon set up for Residents/Parcel Owners' Information and reference. Copy of Monthly Financial Statements shall be available for Parcel Owners viewing at the Management Office upon payment of RM 10 administration fee per Monthly Statement.

1. Proposal to be adopted and implemented by the JMC.

It was agreed that this Motion be ADOPTED with the proposal by Ong Poh See (S-2-33A) and seconded by Tan Sui Fah (A-06-03A).

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting ("AGM") Held On 22nd December 2018

Motion 11 (*Requisition from unit B-22-09*):

To Include Additional By-laws to curtail uncontrolled conversion of SOHO Units into Short Term Home Stay like Air-B-nB: All parcel Owners /Host must register with and seek prior approval from the JMB/MO on the Home Stay set up and guest occupancy must comply with the nos of occupants permissible for each Parcel size (as set by the JMB from time to time). Any contravention on this occupancy limitation and any incidence on complaints of nuisance would result in the cancellation of the approval granted by the JMB and a penalty fine of RM 200 per discovery of non- compliance and / or Incidence of nuisance by the Management.

It was agreed that this Motion be WITHDRAWN. Arising from resolution of agenda ITEM 8.

Motion 12 (*Requisition from unit B-22-09*):

To include Additional By laws on Elimination of SOHO Access Cloned Card. The Use of cloned cards to gain entry to SOHO/Reserved parking areas in Scott Garden SOHO Blocks A, B & C is strictly prohibited. Any person caught using a cloned card will have the card confiscated. The Unit Access Card will be deactivated and RM 50 shall be imposed for re activation. In addition, a fine of up to two hundred Ringgit (RM200.00) shall be imposed and a police report lodged against the Parcel Owner/ offender.

1. Proposal to allow the new JMC members to formulate and address the matter.

It was agreed that this Motion be WITHDRAWN.

Motion 13 (*Requisition from unit B-22-09*):

To approve JMC Meeting Attendance Fee as follows: **JMC chairman RM 350, Secretary RM 250, Treasurer RM250, JMC Members RM 150 per meeting.** JMC Meeting frequency shall be once per month as a minimum. Notice of JMC meeting with Agenda must be posted at the Notice boards/ Community e – Portal once set up, at least 7 days prior to the meeting Date as per Strata Management Act.

This Motion was agreed to be decided by vote of hands, and the result was:

- For 45 votes
- Against 53 votes

It was agreed that this Motion be REJECTED.

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting ("AGM") Held On 22nd December 2018

Motion 14 (*Requisition from unit B-22-09*):

To pass the resolutions that a RETAIL SUBCOMMITTEE comprising of RETAIL owners and JMC Members will be setup to manage and monitor the A&P fund allocated by the JMB in terms of its operational activities, achievements, revenue and expenses. This committee shall report to the JMC on a monthly basis of the above.

It was agreed that this Motion be WITHDRAWN.

Motion 15 (*Requisition from units A-23A-35 & S-I-25*) :

In compliance to SMA Act 757 and Act 242, JMC is to appoint property management agent registered with Board of Valuers, Appraisers, Estate Agents and Property Managers. The criteria of property manager shall include the experience in integrated mixed development.

1. Ong Poh See (proxy of S-2-33A) mentioned that since BPBSG collection is high and may involve cash, it is appropriate that JMB appoint only company that are registered with Board of Valuers, Appraisers, Estate Agents and Property Manager ("BOVEAP") which is under Ministry of finance.
2. Ms Tham of Kondoservis informed that they are not registered with BOVEAP but they have lodged a RM300,000.00 bond with BPBSG and copies of management agreement and the said bond have already been filed to Commissioner of Buildings.

It was agreed that this Motion be WITHDRAWN.

Motion 16 (*Requisition from unit B-18-33*):

An Extra-ordinary General Meeting ("EGM") be called in the event of:

1. Capital expenditure from the sinking fund on items not pre-approved at the preceding AGM or EGM exceeds EIGHTY THOUSAND RINGGIT MALAYSIA ("MYR80,000").
2. Capital expenditure from the sinking fund on AGM or EGM approved items exceeds the approved amount either per item or in aggregate by MYR80,000.
3. Emergency repairs are necessary exceeding RM80,000 that are not covered by insurance.
4. The combination of excess operating deficit and excess capital expenditure exceeds RM80,000.

It was agreed that this Motion be WITHDRAWN.

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting ("AGM") Held On 22nd December 2018**Motion 17** (*Requisition from units S-1-25, S-1-59 & S-2-23A*):

Requesting to vote by ballot on Second AGM dated 22 December 2018.

It was agreed that certain agenda and motions to be voted by show of hands, and when there is a demand it was carried out by poll.

It was agreed that this Motion be WITHDRAWN.

Motion 18 (*Requisition from units S-1-25, S-1-59 & S-2-23A*):

Establish an Internal Audit committee (IAC) to look into 2017/18 Accounts and Expenses. A budget of RM30,000 be approved to appoint external reputable accounting firm or auditor to carry out the accounts to be audited and special forensic audit on major non-recurring operating expenses exceeding RM20,000 each in both years 2017/18 to ascertain necessity, proper procurement process followed, cost reasonableness, transparency and void of leakages.

General body to authorize the internal audit committee (IAC) to be independent and only report to the general body at a general meeting (AGM or EGM); and further authorize IAC to instruct the JMC to call for general meeting as and when it is necessary, failing which IAC will call for general meeting and the appointed property management agent must organize the general meeting. This is power given to IAC. Authorize the IAC to recruit any person with specialized skill or knowledge to assist the IAC.

Proposed Sub-committee: Chun Chia Kai, Thing Wei Siang, Ong Poh See

It was agreed that this Motion be WITHDRAWN.

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting (“AGM”) Held On 22nd December 2018

Motion 19 (*Requisition from units S-1-25, S-1-59 & S-2-23A*):

Establish a RETAIL SUB-COMMITTEE (RSC) to revive the Retail Mall. Study and propose improvement of the mall to attract customers, tenant mix, identify potential tenants, establish linkages with projects, maintain rapport with existing tenants for sustainability.

Study the common area on generating income or useable as promotion space.

Propose that JMB set aside a sum of RM100,000 from the Maintenance fund for purpose of Advertisement and Promotion (A&P) on RETAIL, provide a Retail Info and Leasing assistance for a period of one (1) year from 1st January 2019. The Retail Sub-committee shall report to the JMB and General Body on next AGM. Authorize the IAC to recruit any person with specialized skill or knowledge to assist the RSC.

Proposed Sub-committee: Ho Foonk Yane, Ewe Saw Lee, Low Kok Meng, Ong Poh See, Mohd Ikhram Merican

It was discussed and deliberated together with Motion 7.

It was agreed that this Motion be ADOPTED with the proposal by Teh Seok Tee (C-10-03) and seconded by Shia Yen Fong (C-13A-23).

Motion 20 (*Requisition from units S-1-25, S-1-59 & S-2-23A*):

Revert Reduction of Retail Service Charge which was increased from 60 sen to 30 sen without AGM and EGM few years ago resulting to many defaulters for Retail owners suffering as units are empty commencing 1st January 2019.

1. Ms Tham of Kondoservis highlighted that Retail’s service charge and sinking fund will be higher if apportioned according to share units.
2. Hence, it was proposed that the apportionment of service charge and sinking fund according to share units be reviewed and to be deferred to the forthcoming EGM.

It was agreed that this Motion be DEFERRED with the proposal by Ho Foonk Yane (S-2-23A) and seconded by Ong Poh See (S-2-33A).

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

(No. Siri : JMB 697/2012)

Second Annual General Meeting ("AGM") Held On 22nd December 2018**Motion 21** (*Requisition from units S-1-25, S-1-59 & S-2-23A*):

Establish a Limits of Authority (LOA) for the JMB/ Management Office (MO) where any new capital expenses of RM 100,000 and above in aggregate shall require an EGM approval, other expenses (except recurring monthly operating expenditure) shall be approved by majority or unanimous vote of the JMC Members. The MO's LOA shall be below RM 2,000 per purchase with monthly reporting to the JMB, except emergency repair expenditure of RM 2,000 and above require JMC Office bearers prior sanction before commitment.

The proposed was agreed to be voted by hands.

It was agreed that this Motion be ADOPTED.

ADJOURNMENT


As there was no further business to be discussed, the meeting was adjourned at 3:00 p.m. with a vote of thank to the Chairman.

Prepared By:



Vivien Chee Sock Kion
Infomaster Consultancy Sdn Bhd

Confirmed and Certified as Correct Records:



Tan Sui Fah
Chairman of the AGM