

PERSATUAN PENDUDUK TAMAN PUCHONG HARTAMAS, FASA 1

(Registration No. 1181-07-SEL)

No. 2A Jalan PH2/3, Taman Puchong Hartamas, 47100 Puchong, Selangor Darul Ehsan

MINUTES OF THE ANNUAL GENERAL MEETING (27/03/2011)

Date	Sun, 27 March 2011
Time	9.00 AM
Venue	Taman Puchong Hartamas Playground
Present	Outgoing office bearers N. Ramesh, Yeak Nai Siew, Apryl Loo, Cheah Keat Swee, Lim Hok Ming, and 68 members

The AGM started at 9 AM. The committee members came at 8.30 AM to prepare for registration counters. It was Sunday, and also Ching Ming's week, thus the crowd was lesser and slow coming in.

The meeting declared open at 10:45 AM. Eon bank sponsored 6 hampers for lucky draw event.

Opening speech by outgoing officer N. Ramesh (Chairman)

Ramesh walked through the events from 28 March 2010. There was numerous incidents happening during 2010, that included the de-registration of PHRA in Jun.

Despite the setbacks, the Committee managed to achieve the following:

1. Engaged ROS to get the PHRA back on operating status
2. Get MPSJ to install a Gazebo and benches in the playground and also to deliver some plants for the playground. MPSJ also did the safety hump on the road next to the playground.
3. Beefed up the security guard services by setting SOP for them to follow.
4. Engaged Angela on part time basis to handle the accounting and sending statements to residents on quarterly basis. All residents could pay cash to her or drop cheque into her mailbox or in the guard house, where she will pick up and process.
5. Engaged the authorities for the relocation of the guard house.

There were many things to do after the AGM especially following up with MPSJ, implementation of the access card system, improve the security guard services, improve Association membership, setup sub-committees and managing it.

Toward the end of Ramesh's speech was the new committee election for the year 2011. The whole process was translated in mandarin by Yeak.

New 2011/2012 Committee Members

The registered members of PHRA came together to vote for a new Committee for the year 2011/2012. The following good members has volunteered themselves.

Chairman	Yeak Nai Siew (Proposed: Ramesh, Seconded: Cheah)
Vice Chairman	N. Ramesh (Proposed: Mei Mei, Seconded: Yeak)
Secretary	Cheah Keat Swee (Proposed: Ramesh , Seconded: Apryl)
Asst. Secretary	Loo Fong Yee (Proposed: Trisha, Seconded: Angela)
Treasurer	Jacky (Proposed: Yeak, Seconded: Cheah)

Committee Members: (All volunteered)	
PH2	Ancelyn Chai
PH2/1	Madeline Chan
PH2/3	Ganesh
PH2/4	Lim Hok Ming
PH2/5	Alex Pong
PH2/1	Nikki
PH2/5	Angela
PH2/4	Mei Mei
PH2/1	Navin
PH2/5	Brian
PH2/4	David Tan

Resolutions

The AGM carried on to resolve the following resolutions which had been passed unanimously by all members that present.

Resolution 1: To widen the authorized usage of monthly fees

It has become necessary to include not only security charges but also maintenance and esthetics's, social and community activities, utilities expenses and also to built the Sinking Fund.

Proposed: Alex, Seconded: JK

Resolution 2: Increase in monthly fees collect-able from PH residents

The current security fees is RM50 per month. Due to the increase of security fees, RM50 per month is not sufficient. It is estimated that an increase to RM80 per month is the minimum we can work with.

Proposed: Jacky, Seconded: Cheah

Resolution 3: Authorizing PHRA to seek legal recourse against PH house owners who have not paid their arrears and/or monthly dues

By virtue of the Supplementary Agreement signed by all PH house owners, the PHRA needs to recover outstanding amounts from respective PH residents. The PHRA therefore seeks authorization to take legal action against PH house owners to recover old outstanding balances and/or monthly fees that have not been paid for more than 12 months

Proposed: Anceltn, Seconded: Vana

Resolution 4: Incentive for new PHRA committee members

In order to encourage more new committee members to join PHRA, it is suggested that committee members with 80% attendance will be entitled to 3 months waiver of security fees in the next financial year (after the next AGM).

Proposed: Yeak, Seconded: Alex

Resolution 5: Authorization to employed a full time staff

Due to the high work load after launching the touch card system, a full time staff is needed. It is suggested that to employed a full time staff with a monthly basic salary of RM 2,500. Miss Angela Tan was suggested for the post.

Proposed: Apryl , Seconded: Trisha

Resolution 6: Standardised the expiry date for PHRA memberships

All memberships will be expired on 31 Dec each year. Renewal will be needed for the subsequent year.

Proposed: Yeak , Seconded:Hok Ming

Resolution 7: Authorization to engage professional company to maintain the touch card and security equipment system

To engage a professional company on a monthly retainer of not more than RM 500. This is to ensure 24x7 maintenance of the touch card system and security equipment. Hyper Security Sdn Bhd is offering RM 300 per month for the above services.

Proposed: JK, Seconded: Ramesh

Resolution 8: Increase in authorized signatory limit of PHRA bank account

It is suggested that cheque signatory limit be increased from RM15,000 to RM20,000 due to the large increase in security fees.

Proposed: Ramesh, Seconded: Trisha

Resolution 9: To authorize PHRA to take on maintenance contracts of Puchong Hartamas from MPSJ if given opportunity by the latter

This is needed to improve the overall maintenance and esthetics of PH because sub-contractor will become accountable to the PHRA.

Proposed: Cheah, Seconded: Ramesh

Resolution 10: To adopt PHRA account of 2010

As presented

Proposed: Ramesh, Seconded: Ancelyn

Lunch was served and hampers were given to those lucky ones during lucky draw.

With there be no other matters arising, the AGM was adjourned at 1:30 PM.

(Yeak Nai Siew) Chairman PHRA 2011/2012	(Apryl Loo) Asst Secretary PHRA 2011/2012