

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No. 2 2009-2010

Held on 3 November 2009, 8:00 p.m. in Discovery Bay Office Centre

Present:

Mr. Christian Chasset	(CC)	- Chairman
Mr. Michael McGuire	(MMG)	- Vice-Chairman
Mr. Nicholas Wade	(NW)	- Member
Mr. Chan Ping Leung	(CPL)	- Member
Mr. Wilson Chan	(WC)	- Estate Manager – CM
Mr. Calvin Ting	(CT)	- Assistant Estate Officer – CM
Ms. Pearl Curreem	(PC)	- Assistant Officer, Community Relations – CM (Secretary)

Apology:

Ms. Alice Li	(AL)	- Member
Ms. Daggie Tse	(DT)	- Member
Mr. Martyn Douglas Keen	(MDK)	- Member
Mr. Fan Chak Wah	(FCW)	- Member

1. Confirmation of Previous Meeting Minutes

The meeting minutes of the Extra-ordinary General Meeting on 29 September 2009 was approved and signed by the Chairman.

2. Management Report

CT reported and presented some slides with details as follows:

2.1 Local Management Office Signage

A conspicuous signage was installed at the Local Management Office.

2.2 Lamp post in front of Glamour Court

The lamp post in front of Glamour Court was repainted.

3. Proposed site walk with VOC Members on 5 December 2009

CM proposed to have a site walk with VOC Members to see if there would be any area for improvement. CPL suggested CM to provide detailed information

of the target area in Hillgrove beforehand to members. CM would provide information on proposed site walk to Members in 2 weeks. (Post-Meeting Note: As there was a job rotation among Estate Managers including WC who was transferred to other villages with effect from 1 December 2009, the site walk would be postponed and re-arranged by his successor.)

4. Matters Arising from Previous Minutes

4.1 Decoration Units

CC enquired the number of decoration units in the village. WC replied there was no decoration unit in Brilliance Court while there were 3 decoration units in the other two buildings. WC reported that CM received no more complaint from the resident regarding the decoration unit. This reflected the number of renovation units was under control. Furthermore, CM had already set out a guideline to decorators to follow with effect from 1 September 2009. The maximum period of decoration would be 3 months with one month extension. The decorator could re-apply decoration permit in 6 months. There would be no noisy work on Saturday.

4.2 Scaffolding issue

MMG pointed out that some of the scaffolding had been erected for a couple of months which was too long. After discussion, it was agreed that the maximum period for erecting and dismantling the scaffolding would be 14 days to avoid disturbance to other residents. This procedure would be included in the guidelines given to the decorator when applying decoration permit.

5. Update on Outstanding Issues of Renovation Project

No further update.

6. Report on COC Meeting Held on 28 October 2009

CC reported the summary of COC meeting held on 28 October 2009 as follows:

6.1 Defibrillators in DB

CM will include this item in the next security contract in 2010. COC members recommended each residents club should have one defibrillator as minimum, or maybe one per each village. Each defibrillator will cost

HKD \$15000, and the other with video is over HKD \$20000, some COC members stated it is a reasonable price. The defibrillator can be functioned using English and Chinese, and the battery life can hold up to 5 to 6 years, if divided by HKD \$25000 by 5 years is 5000 dollars for all the residents. This item will be further discussed with the CM.

6.2 Review of City Rules – Finalized Version

It was agreed to maintain the Road Usage License fee of golf cart at HKD \$950 although it has not been adjusted for more than 20 years.

Renovation work will be restricted from Monday to Friday, 9:00am to 5:00pm, and noisy work will not be allowed to proceed in Saturday. This way, residents can enjoy quiet and relax weekend.

WC added CM will prepare the City Rules in compact disc format for more than 8600 Discovery Bay owners to support Discovery Bay Green concept. Most of the owners will get a copy of the City Rules in compact disc format. CC questioned will City Rules distribute to all of the new owners in compact disc format. WC replied CM will distribute the City Rules in hardcopy upon special request from owners. MMG enquired will City Rules be available on the website as well. WC replied the updated version of the City Rules will be uploaded to the website as well.

6.3 Quotation from solicitors' firms to give advice on Interpretation of the Terms in the DMC re Tai Pak Beach Issue

COC members stated this issue is not that urgent and can be further discussed in next meeting.

6.4 Report on Financial Sub Committee on 5th October re Budget 2009/2010 by CM

The issue between City Management and Financial Sub Committee is being solved.

6.5 Taxi Survey

More than 70% respondents agreed to have taxi service in Discovery Bay.

6.6 CM Report

The Discovery Bay Dragon Boat Races & Carnival 2009 was first time

done by CM and the owners, so that individuals may have a higher expectation. The Discovery Bay Dragon Boat Races & Carnival 2009 had a HKD \$6500 surplus, and revenue may come from the sell booth.

6.7 Report of Environmental Protection Working Group

CM will further review the feasibility of the environmental scheme provided from the Hong Kong Government, and this matter will be further discussed in the next COC meeting.

6.8 X'mas Dinner for COC/VOCs

The Christmas dinner will take place in Club Siena on December 18, 2009 (Friday). On that night, there will be live band, lucky draw, buffet, etc. The total cost for the Christmas Dinner will be borne by CM.

7 Community Event

7.1 Picnic in the Park

The event would be held from 11:00 to 21:00 on 7 November 2009 at Central Park. It is one of the live music and dance festivals in Discovery Bay, there would also be game and retail booths.

7.2 DMK Charity Walk

The event would be held from 9:00 to 11:00 on 14 November 2009. The route would be starting from DMK kindergarten in Coastline (Phase 4) follow the main road all the way to Siena Park. Each child would receive a certificate on their arrival in Siena Park, and a free 'DMK/OSC' T-shirt for the first 100 applicants.

7.3 Charity 10km Run

The event would be held from 8:00 to 12:00 on 15 November 2009.

7.4 Team Fear Junior Challenge

The event would be held from 8:30 to 14:00 on 29 November 2009. Junior Challenge is an adventure race organized for competitors aged 8 to 18 across respective age groups. Contestants compete in teams of two or three across a variety of activities including trail running, water challenges, rock scrambling, biking and coasteering as well as tests of skill and courage.

8 Any Other Business

8.1 Clothes Hanging at the Balcony

MMG pointed out that some residents hung their clothes above the balcony which affecting the appearance of the building. CT had informed residents not to do the same; however, residents were reluctant to do so. CT added that a further notice would be issued to the relevant residents advising them not to hang their clothes higher than the railing. Members would further discuss this item in the next meeting.

8.2 Deodorizer in the Lobby

MMG commented it would be nice if Hillgrove could install deodorizer(s) in the lobby as in Neo Horizon. CC suggested the entrance area might be the best location to place the deodorizer. CM will collect information on the related products. This matter would be further discussed in the next meeting.

8.3 Incoherence of Wall Tiles Grouting

MMG reported that one of the wall tiles grouting near the fire exit door in Elegance Court was not coherent with the others. CC requested CM to have it fixed properly and look for an outside contractor to do it if necessary.

9. Date of Next Meeting

The next VOC meeting would be held on 7 January 2010 at 8:00pm.

There being no other business, the meeting was adjourned at 9:35 p.m.

Chairman