

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE
Minutes of Meeting No 2 2010-2011
held on 14 September 2010, 8:00 pm in Discovery Bay Office Centre

Present:

Mr Christian Chasset	(CC)	- Chairman
Mr Michael McGuire	(MMG)	- Vice-Chairman
Ms Alice Li	(AL)	- Member
Mr Chan Ping Leung	(CPL)	- Member
Mr Lee Shap Chun	(LSC)	- Member
Mr G H Koo	(GH)	- Manager, Estate – City Management (CM)
Mr Calvin Ting	(CT)	- Assistant Officer, Estate – CM
Ms Pearl Curreem	(PC)	- Assistant Officer, Community Relations – CM

Apologies:

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

In Attendance:

Mr Brian Cheng

1. Confirmation of Previous Meeting Minutes

The meeting minutes of the Village Owners' Committee (VOC) Meeting No 6, Annual General Meeting and Inaugural Meeting of 23 June 2010 was approved.

2. Management Report

CM advised the Committee of the followings:

2.1 Replacement of Old Bicycle Racks

Three new stainless steel bicycle racks were delivered to the Village and there were six in total. Notice would be issued to bicycle owners to place their bicycles to the new racks, and abandoned bicycles would be disposed.

2.2 Paper Recycling Bins at Entrance Lobbies

New paper recycling bins were placed at entrance lobbies for collecting junk mail and unwanted promotional pamphlets. To harmonize with the environment, CM would relocate the existing 3-coloured recycling bins to the sides of the buildings.

2.3 Floor Mat at Entrance Lobbies

New floor mat was in place and on-site staff would be cautious to avoid the ruffles, as a result of storage, from stumbling.

2.4 Weeding at Pavement

Weeding was scheduled on a monthly basis, however, the growth of weeds was faster this year due to weather condition. CM would double the frequency as required.

2.5 Lift Operation

The lift maintenance contractor Fujitec has submitted a summary of existing operation logic. CM would review with Fujitec as to incorporate the morning cleaning schedule into the program without affecting the efficiency.

3. Matters Arising from Previous Minutes

3.1 Request for Bus Stop in front of Hillgrove

CC mentioned that the issue had been conveyed to Transport Division at the recent City Owners' Committee Meeting. Transport Division concurred to study the proposed temporary bus stop being operated in off-peak hours for outbound routes. CM would follow with Transport Division.

4. Update on Outstanding Issues of Renovation Project

Despite several attempts, Messrs R Cheng was yet to revert on the progress of the works of installing the balustrades. CM would review if the principle of efflux of time could be applied to this case so that the final account could be prepared. Further, CM would check if the balance of the contribution had been refunded to owners who had replaced their balustrades at their own costs.

CM would also prepare a set of guides specifying the details of the balustrades, so that new owners could follow the specifications for replacement and future maintenance.

5. Financial Status

According the last record as at 31 July, it was noted that the expenses were in line with the budgeted figures of which the variance was less than five percent. A surplus of about HK\$50,000.00 from the saving in City Expenses was achieved.

6. Report on previous City Owners' Committee (COC) Meeting of 9 June

6.1 Presentation of Electric-powered Bus

Representatives of DB Transport Division delivered a presentation of introducing electric-powered bus to Discovery Bay. However, it was commented that the technology of applying the electric bus in Hong Kong was not mature yet.

6.2 Unclaimed Decoration Deposit

COC endorsed CM's proposal of transferring the unclaimed decoration deposit to village fund subject to two conditions (ie over a period of three years and the amount exceeded HK\$50,000.00).

6.3 Increase of RUL and Road Usage Fee

COC agreed to revise the RUL fee increase from 50% to 15% and to introduce a HK\$10 entry fee for external vehicles commencing this October. COC would work with CM on the mechanism for reviewing and revising RUL fees to maintain the Road Fund.

6.4 Grass Cutting Tender in Discovery Bay

The grass cutting exercise would be conducted this year while COC would liaise with CM on the details of demarcation of City Retained and City Common Areas and cost sharing.

6.5 Manager's Remuneration on Transfer of Reserve Fund

It was agreed that the 5-percent manager's remuneration would be charged only when the fund was being utilized, effective from 1 April 2011.

6.6 Transportation of Elderly, Sick and Disabled into Discovery Bay

CM had been contacting Transportation Department for a reply on the proper procedure of obtaining the permit for the subject. CM would follow.

6.7 Energy Efficiency Program

CM advised that the replacement with T5 florescent tubes was in progress.

6.8 Drills for Defibrillator

Security service provider would arrange drills for the staff to familiarize themselves with the use of defibrillator.

6.9 Dog Park

CM Agreed to study the feasibility of a dog park in Discovery Bay.

7. Community Event

Event	Venue	Date	Activities
Sunday Flea Market	Piazza	10 October	Sales of pre-loved items
NAAC Grand Opening	Piazza and Discovery Bay North	23 October	Charity sales
Halloween	Piazza and Discovery Bay North	30 and 31 October	Decoration and games
Picnic in the Park	Central Park	6 November	Music performance
10K Run	Discovery Bay outdoor areas	14 November	Sport activities
Junior Challenge	Discovery Bay outdoor areas	28 November	Sport activities

8. Any Other Business

8.1 Air-conditioner Dripping

MMG pointed out that some owners were late in responding to the request for maintaining the dripping air-conditioners. These cases affected the hygienic condition of the open space and external walls, especially area behind Glamour Court. To tackle the problem, CM would write to the owners concerned again and would report the cases to Food and Environmental Hygiene Department.

9. Date of Next Meeting

The next meeting was fixed at 8:00 pm on Tuesday 16 November 2010.

There being no other business, the meeting was adjourned at 9:30 pm.

Chairman