



DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 11 2018-2019

held on 25 March 2021 at 7:30pm

at Multi-purpose Hall, Discovery Bay Office Centre

Present:

Mr Edwin Rainbow	(ER)	Chairperson
Ms Janice Fung	(JF)	Vice Chairperson
Ms Alice Li	(AL)	Member
Mr Chung Kwok Wah	(CKW)	Member
Mr Edwin Tam	(ET)	Member
Mr John Antweilier	(JA)	Member
Ms Lo Yuk Shan Connie	(CL)	Member
Mr Michael McGuire	(MM)	Member
Mr Martyn Keen	(MK)	Member
Ms Nikki Wepener	(NW)	Member
Mr G H Koo	(GH)	Senior Manager – Estate, City Management (CM)
Mr Ringo Yeung	(RY)	Manager – Estate, City Management (CM) (Secretary)
Ms Ricky Kong	(RK)	Senior Officer – Estate, CM
Mr John Chan	(JC)	Senior Officer – Works, CM

Absent with Apologies:

Mr Edmund Fan	(EF)	Member
Mr Yiu Leslie Sheun Lai	(LY)	Member
Fine Faith Limited	(FFL)	Member
Ms Kimberly Keng	(KK)	Member
Mr Nigel JH Reid	(NR)	Member

In Attendance

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1. Confirmation of previous meeting minutes

RY Introduced himself as the new manager responsible for Hillgrove. Mr. G.H. Koo, now in the capacity of Senior Estate Manager, was also in attendance. RY was acting as the secretary.

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The draft meeting minutes of Village Owners' Committee (VOC) Meeting No.9 of 8 October 2020 and VOC Meeting No.10 of 11 November 2020 were tabled and circulated for review before the meeting and comments from ER has been included. No further comment from VOC members was raised. The draft was proposed by JA and seconded by MK. The Chair signed off the meeting minutes.

2. Matters arising

2.1 Report on actions on golf cart parking and other daily irregularities

Both CM and members agreed there had been no action and no reduction in the problem of still no parking available for Hillgrove owners. Members, in particular MM, expressed disappointment. CM stated that the problem was that there were more people with rights than spaces available and provided the statistics for members' reference with MM's request. CM suggested to set some more temporary parking spaces at Hillgrove common area to ease the problem of insufficient parking space especially at peak time. Some members thought the problem is that some drivers did not live in Hillgrove parked the golf carts for a long time for shopping in adjacent area.

ER suggested to consider using the space adjacent to Hillgrove (temporarily used as bus station before) for golf parking. CM stated that the space is used for temporary parking / goods loading for vans or trucks working in Discovery Bay. CM is still exploring this possibility.

CM added that golf cart drivers have many grounds to claim a right to park owing to connections to Hillgrove such as a golf cart owner with tenant living in Hillgrove. Members requested that CM to look into groups and define different levels of priority for using golf cart parking space in Hillgrove and after the meeting to provide a record of the use of golf cart parking space for reference.

2.2 Speed-bumps Installation Progress

JA noted that there were drivers driving fast on the road of Hillgrove in the morning and would like to know the progress of previous proposal of installing speed-bumps to the road at Hillgrove to slow down vehicles. JC showed a proposal to install 2 speed-bumps on the entrance road to Hillgrove for members to consider. Invitations for quotations have been sent out and the quote would be ready on 15 April 2021. CM would send the information and quotation analysis to VOC members for reference later.

3. Management Report by City Management

3.1 COVID-19 Compulsory Testing for Glamour Court

The Government reported that a confirmed case of Covid-19 disease infection found in Glamour Court and quickly enforced a compulsory testing of residents at Glamour Court on 14 and 15 March 2021. CM assisted the Food & Health Bureau (FHB) to set a temporary epidemic command station in the area adjacent to Hillgrove to carry out the test arrangements for the building residents. FHB then

reported an all negative testing result for all residents who were tested during the two days.

4. Progress of Renovation

4.1 Improvement Items Through Routine Repairs and Maintenance

- Repair of ramp floor surfaces and the stair edges outside block entrances had completed. Further cleaning work on the stair marbles was suggested by EW.
- The paint for vomit green tiles of corridors has arrived. In-house technician would paint the tiles as stock for the future tiles replacement.
- With the safety concerns from the Members, CM will speed up the windows repair work at the common areas of the buildings.
- CM plans to shift the existing recycling place facing the main road at Brilliance Court with the existing bicycle parking space at Glamour Court in order to improve the appearance.
- Invitation to quote for installing 2 speed-pumps on the entrance road to Hillgrove would expire on 15 April 2021. CM would do the price comparison and send the information to VOC members for reference later.

4.2 Many recently replaced LED Lighting failing.

It has been found that many LED lights replaced during the renovation period are failing already. CM stated that Fulam has arranged for staff to come to the site every Wednesday to check the lights and replace the defective lights or parts free of charge. All light checking is scheduled to be completed or replaced at the end of March. The DLP will extended to 9 months for further inspection.

4.3 Replacement of Handrails

For the work of replacing handrails for Hillgrove, tender was returned and opened in 22 March 2021. 9 contractors had been invited for the tender and 5 of them returned tenders. Fred & Wille's quote was the lowest.

The Committee voted to use the reserve fund to carry out the replacement work by Fed & Wille. The motion was put forward to vote by show of hands.

The result was shown in the following table.

For	Against	Abstain
EW, NW, MM, MK, JA, CKW, CL, AL, ET, JF	--	--
10 votes	0 vote	0 vote

The motion carried.



5. Report on Financial Status

5.1 Budget 2021/2022

The Draft Budget was tabled. RY explained the considerations of preparing the budget and recommended to raise 3.5% of management fee from June 2021 in the coming financial year.

JA agreed with budget projection but thought that increase of management fee is not fair to most of the residents, as there is an owner who has not paid management fees, renovation fees, interest, or penalty interest since 2003. Hence the current owners are subsidizing this delinquent owner. However, the cost of the current owners' subsidy of the delinquent owner is not shown in the budget. CM also has made no progress in collecting the past due amounts, despite a lot of pushing and resolutions from the VOC. All members agreed.

Members compromised that before agreeing to the 3.5% management fee increased, it is necessary to be very clear and upfront with all owners that they are financing a unit owner who has a large outstanding fee due to the estate. CM will post a notice to consult estate owners for Budget 2021/2022. CM would take VOC's request to issue Budget Notice with a note trying to let all residents know that there is an owner having large amount of outstanding fee to the estate, and also the history and the position of CM with regard to the legal process.

5.2 Legal Actions for Recovery of Interest over Long Overdue Debt

ER invited CM to provide an update. GH stated that there had been no action and CM would withdraw the VOC paper No. T1789/20 since there was no consensus with the VOC either on picking the law firm or picking the form of interest (simple or compounded) claimed". CM would study an alternative.

Members discussed the actions VOC could take. JA referred to the 18 years without a legal action to recover the debt was impossible to explain except perhaps by fraud. He suggested to report ICAC to look at the case. MK added that the VOC would have to take legal action at the Lands Tribunal against CM. ER added that he had made enquiries with lawyers and was assured that the case would be straightforward and recommended this route, but only after informing all the owners and perhaps looking at some crowd funding, even if it was highly likely the nominated owner would win the case and recover all costs. NW and others offered ideas for contacting the owners, including large posters in the lobbies and on the lift doors. ER also suggested to call an Extraordinary General Meeting (EGM) of Owners which may offer an efficient way to contact all the owners, including those absentee owners, so as to report the issues. All members agreed that an EGM was the first step.

6. Matters of City Owners' Committee Meeting

ER stated that Mr. Kent Rossiter, Chairman of La Costa VOC was elected as new COC Chairman in the last COC meeting for the sad demise of Mr. Simon Mawdsley.

ER updated the news from the last COC meeting that Sun Hing was still returning deposits and knew that there were residents receiving it.

7. Reports of Sub-Committees and Working Groups

All Sub-committee convenors are the same as previous years.

There would be a tender interview for security services on 17 April. ER hoped a member would volunteer as Hillgrove representative to present the interview.

8. Community Events

DB Community Green Square would have grand opening on 10 April 2021. More activities like plant market, leisure workshops, community farmland would be held there.

9. Any Other Business

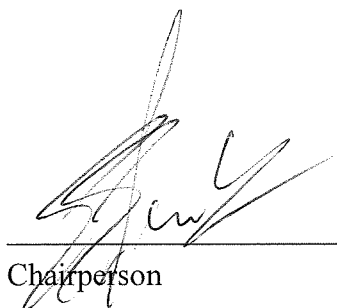
9.1 Renewable Energy Solar PV System Proposal from CLP

The contractor made a related presentation for Peninsula Village high rises had been contacted to providing a proposal to Hillgrove. The presentation in this meeting was postponed because the contractor suggested he survey the roof area first to collect more information for the proposal and presentation. The survey would take place on 30 March 2021.

10. Date of Next Meeting

Next meeting to be confirmed.

As there be no further business, the Meeting was closed at 9:45 pm.


Chairperson