

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE (2018-2019)

Minutes of Meeting No.19 held on 13 April 2023, 7:30 p.m.
at Conference Room 2, Discovery Bay Office Centre, Discovery Bay.

Present:

Mr. Edwin Rainbow	(ER)	Chairperson
Ms. Janice Fung	(JF)	Vice-Chairperson
Mr. John Antweiler	(JA)	Member
Mr. Edmond Fan	(EF)	Member
Ms. Alice Li	(AL)	Member
Ms. Nikki Wepener	(NW)	Member
Mr. Steve Kwok	(SK)	Manager – Estate, CM
Mr. Wilson Chu	(WC)	Assistant Officer – Estate (Secretary)

Apologies:

Mr. Chung Kwok Wah	(CKW)
Ms. Lo Yuk Shan, Connie	(CL)
Mr. Martyn Keen	(MK)
Ms. Kimberly Keng	(KK)
Mr. Yiu Lesile Sheun Lai	(LY)
Straba Company Limited	
- Mr. Nigel JH Reid	(NR)

1. Confirmation of Previous Meeting Minutes

SK stated that the draft Meeting Minutes No.18 were circulated to all VOC Members with no comment was received. ER announced that Meeting Minutes No.18 was confirmed by the VOC.

2. Matters Arising

2.1 Tidiness of the Ground Floor Lobby

VOC considered to present this issue in the next VOC Meeting.

3. Management Report by City Management

3.1 Propose to Install CCTV Camera at the Blind Spots of the Village

SK presented with photos showing the blind spots in the Village and the proposed location to add the CCTV Camera. Those area mainly at the back of the Buildings and according to the Security Report, many teenagers always gathering there generating the noise and causing the disturbance to the low floor residents.

EF supported the installation and showing the CCTV he is using which is economic with high quality footage. VOC unanimously support the proposal and SK would follow.

3.2 Cleaning of Pavement

SK stated that the trial of pavement cleaning was commenced on 12 April 2023 and photos showing the difference between before and after the cleaning. Both ER and JA recognized the work and would like to check the frequency of annual pavement cleaning. SK would report back in the next Meeting.

4. Progress of Renovation

4.1 Improvement Items

SK recalled the background information of the railing issue and suggested to commence the installation by portion as mock up. ER agreed and better to put one new railing aside with the depreciated railing and sending out a notice with questionnaire to all Owners to solicit their views whether to accept the new railing or not.

Besides, VOC requested CM to retrieve all documentation and letters starting from the discussion and the purchasing to recap the whole story. Also, ER asked that the notice should be approved by the VOC before posting. SK would follow.

4.2 Discussion of Various Variation and Defects for the Renovation Works

SK stated the background of the window inspection and the subsequent window repair works. The window inspection was done and the report was submitted to Buildings Department in October 2021, however, the appointed contractor was unable to fulfill the contract due to lack of one particular parts. VOC suggested to ask Wing Lok Construction and Engineering Company Limited (Wing Lok) whether their returned tender still valid to take up the repair work as they are the contractor to carry out the inspection instead of by using the inspection report to do the re-tendering.

4.3 Final Account

SK presented the Final Account of the renovation work which prepared by the Project Consultant. ER requested SK to check back the Final Account in the past Meeting Minutes which presented by John Chan of CM for comparison.

5. Report on Financial Status

5.1 2023 / 2024 Village Budget

CM presented the worksheet showing the comparison between 2023 / 2024 budget and 2022 / 2023 forecast. Since the deficit is increasing and proposed to have 8% increment starting from 1 July 2023.

JA expressed that he could not support the increment when there are Owners who are paying nothing while CM is doing nothing to collect the huge amounts of past due interest.

JA supplemented that if the years of past due interest was collected, there should be no need to increase management fee. JA further queried that why should owners who pay on time subsidize those who refuse to pay management fee and interest on time...??? JA reiterated that he could support the increment if the whole delinquency situation were fully disclosed to all Owners if the owners were happy to subsidize those who have not pay.

NW expressed that an email between the concerned Owner and Mr. G.H. Koo of CM and Mr. Koo stated in the email that the right of waiver for the cumulative interest was belongs to the VOC and the limit of authorization of Mr. Koo was only HKD\$8,000. ER replied that there was no clauses in Principle Deed of Mutual Covenant (DMC) and Sub-DMC of Hillgrove Village allowing anybody to have right to waive the outstanding charges.

5.2 Legal Actions for Recovery of Interest over Long Overdue Debt

SK presented the sequence of incidents since the last VOC Meeting held on 29 September 2022 and advise to VOC that the next hearing will be held on 7 June 2023.

6. Discussion on the Date of Owners' Meeting

To secure with sufficient quorum for the Owners' Meeting, VOC considered to hold the Owners' Meeting in the 3rd Quarter of this year to avoid those Owners out town in the summer time. However, before holding the Owners' Meeting, VOC decided to have another VOC Meeting.

After the discussion, the next VOC Meeting would be held on 11 May 2023.

7. Matters of City Owners' Committee Meeting

VOC queried about the re-development in the DB Piazza. ER expressed that there was zero information be released by HKR during the last COC Meeting. JF expressed concerns on many shop tenants were moved out and the DB Residents were kept in the dark by HKR.

8. Community Events

SK stated that DB Slam 2023 would be held on 23 April 2023 (Sunday) and 30 April 2023 (Sunday) at Club Siena.

9. Any Other Business

No any other business being discussed.

There being no further business, ER announced the meeting was closed at 21:22.



Chairperson

****If there is any inconsistency between the Chinese Version and English Version, the English Version shall prevail.***