



PERBADANAN PENGURUSAN KOMPLEKS KENANGA WHOLESALE CITY
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**MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING OF
PERBADANAN PENGURUSAN KOMPLEKS KENANGA WHOLESALE CITY
("PPKKWC")**

Date : Wednesday, 19th April 2023

Time : 10.00 a.m.

Venue : Level 15, Kompleks Kenanga Wholesale City
No. 2 Jalan Gelugor, 55200 Kuala Lumpur

Present : Management Committee Members

1. Mr. Pook Mun Fee - Chairman
2. Mr. Foong Kah Hoa – Treasurer
3. Ms. Lee Pooi Chen – Secretary
4. Mr. Leong Kien Sing – Ordinary member
5. Mr. Tee Joo Teik – Ordinary member
6. Ms. Loke Kuan Leng – Ordinary member
7. Mr. Charles Lye Nai Kean – Ordinary member
8. Mr. Ser Soon Huat – Ordinary member
9. Pn. Rozaini Omar – Ordinary member

Proprietors

As per attendance list

By Invitation : Auditors & Scrutineers (Messrs. Yong & Leonard)
Consultant (Jordan Lee & Jaafar)

Management team

- Ms. Fiona Bong (Centre Manager)
- Mr. Ryan Lai (Deputy Centre Manager)
- Ms. Siah Siew Yean (Finance Manager)
- Ms. Wendy Lam (A&P Manager)
- En. Mohd Zahir (Credit Control Manager)
- Mr. Low Kin Onn (Competent Chargeman)
- En. Suhaimi Bin Zainal (AP, Asst. Superintendent of Police)
- En. Shahrnizam Bin Mashkor (Operations Manager)
- En. Mohd Afiq Aznan Bin Aziz (Executive - Customer Service)

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AGENDA

1. Opening Address by the Chairman;
2. To table the Minutes of the 6th Annual General Meeting of Perbadanan Pengurusan Kompleks Kenanga Wholesale City (“PPKKWC”);
3. To table the Audited Report and Financial Statement for the financial year ended 31 December 2022;
4. To consider and approve the Annual Budget for 2023;
5. To consider and approve the Sinking Fund Utilization for the year 2023;
6. To approve the payment of Attendance Allowance for the Committee Members for year 2023 / 2024;
7. To ratify and approve the renewal of the Master Insurances;
8. To re-appoint an approved company auditor, Yong & Leonard (AF: 0075) to carry out the audit to the maintenance account and the sinking fund account of the management corporation for the financial year ending 31 December 2023 at a remuneration to be determined by the management committee; and
9. To determine the number of members of the management committee and to elect the management committee;
10. Any other matters.

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Seventh Annual General Meeting

To call the Meeting to order and to establish the presence of the Quorum at 10.00 a.m.

As at 10.00 am, Mr. Pook Mun Fee (“Mr. Pook”), the Chairman of Perbadanan Pengurusan Kompleks Kenanga Wholesale City (“PPKKWC”) announced that Section 56 (2) of the Strata Management Act 2013 (Act 757), requires that one half of the proprietor’s entitled to vote be present to constitute a quorum for the Seventh Annual General Meeting (“7th AGM”) of PPKKWC. As at 10.00 am, the requisite quorum in accordance with Section 15 of the Second Schedule of the Strata Management Act 2013 (Act 757) for the meeting was established after the verification of the eligible proprietors present for the meeting by the appointed auditors, Messrs. Yong & Leonard (AF:0075).

Proprietors entitled to vote - 377 units;

Proprietors present and entitled to vote - 301 units;

AGENDA 1

Opening Address by the Chairman

In accordance with Section 56 (2) of the Strata Management Act 2013 (Act 757) and having satisfied the said provisions in the Act, Mr. Pook welcomed all attendees to the Seventh Annual General Meeting of PPKKWC. The Chairman then introduced the appointed auditor, Mr. Leonard Leong from Yong & Leonard. Mr. Leonard had also been appointed as the Scrutineer for the voting process. Next, he introduced Mr. Clarence T. Peragasam from Messrs. Jordan Lee & Jaafar, who will provide assistance and advice on the day’s meeting procedures.

AGENDA 2

To table the Minutes of the 6th Annual General Meeting of Perbadanan Pengurusan Kompleks Kenanga Wholesale City

Mr. Pook informed that a copy of the minutes had been circulated together with the AGM documents. He invited owners present to look through the minutes and provide their questions or comments.

There being no questions, the Chairman proceeded to the next agenda item.

AGENDA 3

To table the Audited Report and Financial Statement for the financial year ended 31st December 2022;

Mr. Pook informed that a copy of the Audited Report and Financial Statement for the financial year ended 31st December 2022 for PPKKWC had been circulated together with the AGM documents. He then invited questions or comments from the floor in relation to the document.

As there were no questions or comments from the floor in relation to the Audited Report and Financial Statement, the document was taken as tabled in the meeting. The Chairman proceeded to the next agenda item.

Seventh Annual General Meeting

AGENDA 4

To consider and approve the Annual Budget 2023;

Mr. Pook informed that a copy of the Annual Budget 2023 had been circulated together with the AGM documents.

Mr. Pook invited questions or comments from the floor in relation to agenda item 4.

As there were no further questions or comments from the owners' present, the Chairman proceeded to invite an owner to propose that the resolution be hereby received and adopted.

Proposer: Mr. Lim Chun Wai, proxy for Ms. Florence Bong Hui Wen (Lot 6-43A);

Seconder: Ms. Lim Mei Fen, proxy for Mr. Bong Yam Keong (Lot 3A-31 & 3A-32)

The Chairman then proceeded to put forward the resolution to the meeting for approval by way of a show of hands.

The House voted in favour of the Resolution.

(Total votes in favour - 299 votes, Against - 0 votes)

AGENDA 5

To consider and approve the Sinking Fund Utilization for the year 2023.

Mr. Pook informed that a copy of the budget for expenditure from the Sinking Fund for 2023 had been circulated together with the AGM documents.

Mr. Pook invited questions or comments from the floor in relation to the Sinking Fund utilization for year 2023.

As there were no questions or comments from the owner's present, the Chairman proceeded to invite an owner to propose that the Sinking Fund utilization for 2023 be received and adopted.

Proposer: Mr. Lim Chun Wai, proxy for Ms. Florence Bong Hui Wen (Lot 6-43A);

Seconder: Ms. Lim Mei Fen, proxy for Mr. Bong Yam Keong (Lot 3A-31 & 3A-32).

The Chairman then proceeded to put forward the resolution to the meeting for approval by way of a show of hands.

The House voted in favour of the Resolution.

(Total votes in favour - 299 votes, Against - 0 votes)

Seventh Annual General Meeting

AGENDA 6

To approve the payment of Attendance Allowance for the Committee Members for the year 2023 / 2024

Mr. Pook announced on behalf of the outgoing committee that the proposed amount was RM300/- per meeting for the 3 key positions of Chairman, Secretary and Treasurer and RM100/- per meeting for each ordinary member. He invited the owners present to provide their questions or comments on the matter.

There being no questions or comments from the owners' present, the Chairman proceeded to invite an owner to propose the acceptances and approval of the payment of Attendance Allowances for the committee members for the year 2023 / 2024.

Proposer: Ms. Lee May Chu, proxy for the estate of Mr. Bong Yam Keng (Deceased) (Lot 1-68 & 1-69);

Seconder: Ms. Sim Chiew Thim, proxy for Mr. Ser Soon Huat (Lot 7-18).

The Chairman then proceeded to put forward the resolution to the meeting for approval by way of a show of hands.

The House voted in favour of the Resolution.
(Total votes in favour - 299 votes, Against - 0 votes)

AGENDA 7

To ratify and approve the renewal of the Master Insurances

Mr. Pook invited questions or comments in relation to the renewal of the Master Insurances which were displayed at the AGM for viewing. As there were no questions or comments from the owners, the Chairman proceeded to invite an owner to propose the acceptances and approval for the renewal of the master insurances.

Proposer: Ms. Sim Chiew Thim, proxy for Mr. Ser Soon Huat (Lot 7-18);

Seconder: Mr. Lim Chun Wai, proxy for Ms. Florence Bong Hui Wen (Lot 6-43A).

The Chairman then proceeded to put forward the resolution to the meeting for approval by way of a show of hands.

The House voted in favour of the Resolution.
(Total votes in favour - 299 votes, Against - 0 votes)

Seventh Annual General Meeting

AGENDA 8

To re-appoint an approved company auditor, Yong & Leonard (AF: 0075) to carry out the audit to the maintenance account and the sinking fund account of the management corporation for the financial year ending 31 December 2023 at a remuneration to be determined by the management committee.

Mr. Pook invited questions or comments on the proposal to re-appoint the auditor, Yong & Leonard (AF: 0075) for the purposes of carrying out the audit to the maintenance account and the sinking fund account of the management corporation for the financial year ending 31 December 2023.

As there were no questions or comments from the owners' present, the Chairman proceeded to invite an owner to propose the acceptance of the resolution.

Proposer: Ms. Lee May Chu, proxy for the estate of Mr. Bong Yam Keng (Deceased) (Lot 1-68 & 1-69);

Seconder: Mr. Lim Chun Wai, proxy for Ms. Florence Bong Hui Wen (Lot 6-43A).

The Chairman then proceeded to put forward the resolution to the meeting for approval by way of a show of hands.

The House voted in favour of the Resolution.
(Total votes in favour - 299 votes, Against - 0 votes)

AGENDA 9

To determine the number of members of the management committee and to elect the management committee.

Part 1 – To determine the number of members of the management committee

Mr. Pook informed that Agenda 9 contained two limbs. The meeting was first to determine the number of members for the management committee. Mr. Pook then invited an owner to propose the number of members for the management committee.

Proposer: Ms. Lim Mei Fen, proxy for Mr. Bong Yam Keong (Lot 3A-31 & 3A-32) proposed for there to be 9 members to form the next committee.

Seconder: Ms. Sim Chiew Thim, proxy for Mr. Ser Soon Huat (Lot 7-18)

As there were no other proposals from the floor, the house agreed for there to be 9 members to form the management committee. Mr. Pook then called for nominations to the management committee.

Seventh Annual General Meeting

Part 2 – To elect the management committee

Mr. Pook informed that there were 9 owners whom had submitted in their names before the AGM to serve as committee members. Their names were displayed on the board.

- 1) Mr. Pook Mun Fee
- 2) Mr. Tee Joo Teik
- 3) Mr. Bengamin Bong Whai Hung
- 4) Mr. Foong Kah Hoa
- 5) Ms. Loke Kuan Leng
- 6) Pn. Rozaini Omar
- 7) Mr. Charles Lye Nai Kean
- 8) Mr. Ser Soon Huat
- 9) Mr. Foo Chee Chau

Mr. Pook invited further nominations from the floor but there were none. As it was earlier decided that 9 committee members were to form the new committee and 9 parcel owners had volunteered to serve, Mr. Pook invited the owners to propose and second the nomination of the 9 candidates to form the new committee on an en-bloc basis.

Proposer: Mr. Lim Chun Wai, proxy for Ms. Florence Bong Hui Wen (Lot 6-43A);

Seconder: Ms. Lee May Chu, proxy for the estate of Mr. Bong Yam Keng (Deceased) (Lot 1-68 & 1-69).

There being no further questions and nominations from the floor, the Chairman announced all the 9 nominees to be elected as the new office bearers of PPKKWC.

The Chairman further announced that as per Section 2(5) of the Second Schedule of the Strata Management Act 2013 (Act 757), the management committee would proceed to elect a Chairman, Secretary and Treasurer after the conclusion of this general meeting. Hence, once this was done, a notice detailing the persons who are to hold the positions of Chairman, Secretary, Treasurer and the Ordinary Members of the Management Committee will be put up on the notice board at the management office.

Seventh Annual General Meeting

CLOSURE OF THE AGM

There being no other business to transact, it was proposed and seconded that the meeting be closed.

Proposer: Ms. Sim Chiew Thim, proxy for Mr. Ser Soon Huat (Lot 7-18)

Secunder: Ms. Lim Mei Fen, proxy for Mr. Bong Yam Keong (Lot 3A-31 & 3A-32).

Before the meeting was concluded, the outgoing Chairman thanked the other office bearers and the management team of Kenanga Wholesale City for their contributions to PPKKWC. The Chairman also thanked the outgoing committee members, namely Mr. Leong Kien Seng and Ms. Lee Pooi Chen for their valuable contributions in serving the committee.

The meeting ended at 10.45 am with a note of thanks to the Chairman.

PREPARED BY:



SECRETARY
MS. LEE POOI CHEN

CONFIRMED BY:



CHAIRMAN
MR. POOK MUN FEE