

檔案編號：MARI/N/301/21

致：深灣 9 號各業戶

**2021 年 11 月 29 日業主委員會會議通知**

現根據大廈公契約章第 12 條發出通知，上述大廈將會舉行第一屆業主委員會會議。

詳細資料如下：

日期：2021 年 11 月 29 日 (星期一)

時間：晚上七時三十分

地點：B2 會所尊廚

**議程**

1. 行使《羅伯特議事規則》以確認參與線上出席會議之有效性及推選是次會議之臨時主席及秘書；
2. 確認是次會議議程之內容及次序；
3. 確認 2021 年 11 月 3 日業主委員會會議記錄(英文版)及 2021 年 10 月 05 日 業主周年大會之會議記錄(中文版)；
4. 審視 2021 年 8 月、9 月及 10 月之每月管理報告；
5. 仲量聯行報告 2021 年 10 月 5 日業主周年大會委任代表出席文書之有效性以便業主委員會討論授權委任代表出席文書之核實程序；
6. 討論及議決業主委員會聘請法律顧問；
7. 議決 2022 至 2023 年度升降機綜合保養服務合約；
8. 議決 2022 至 2023 年度公眾冷氣機綜合保養服務合約；
9. 議決與現任的核數師續約進行 2021 年度核數報告的合約條款及時間表；
10. 討論有關業主對 2022 年度財務預算的回應；
11. 討論及議決定期舉辦與業戶茶聚時間表，以加強業戶與業主委員會及管理公司之溝通；
12. 討論家居維修及設備保養的增值服務；
13. 討論 B1 保安崗位及 B4 往遊艇會花園通道之保安及管理事宜；
14. 討論停車場安裝電動車充電裝置事宜；
15. 討論地下平台入口安裝電閘收費系統及有關建設工程；
16. 討論業主致公契經理人的請願信及其回應；
17. 其他事項。

排最後一項，全程僅7分鐘，委員之間未有詳細展開討論或對管理公司貨不對版的方案代業主敦促。

如業主親身參加會議或在線會議，請致電 2295 3968 向客戶服務處進行登記。在線會議連結將於會議前個別提供。

深灣 9 號第一屆業主委員會

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業主委員會委員 - 潘欣婷小姐

業主委員會委員 - 潘海倫小姐

2021 年 11 月 22 日

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Ref. : MARI/N/301/21  
To : All Owners of Marinella  
Date : 22<sup>nd</sup> November 2021

### Notice of the 29<sup>th</sup> November 2021 Owners' Committee Meeting

Notice is hereby given pursuant to Clause 12 of the Deed Mutual Covenant that the Meeting of 1st Owners' Committee of the above-mentioned building will be held.

Details are as follows:

Date : 29<sup>th</sup> November 2021 (Monday)  
Time : 7:30 pm  
Venue : Show Kitchen, B2/F Clubhouse

#### Agenda

1. To exercise Roberts Rules of Order to confirm online presence of participation and to elect a Chairman Pro Tempore and Secretary Pro Tempore to conduct this meeting;
  2. To confirm the content and sequence of this meeting agenda;
  3. To confirm the 3<sup>rd</sup> November 2021 OC Meeting Minutes (English version only) and 5<sup>th</sup> October 2021 AGM Minutes (Chinese translation only);
  4. JLLMS to report highlights from the August, September, and October 2021 Monthly Management Reports;
  5. JLLMS to report on the 5<sup>th</sup> October 2021 AGM proxy validation dispute for Owners' Committee to further discuss and improve the procedure for future AGM/EGM;
  6. To discuss and resolve the hiring of a qualified legal professional to represent the Owners' Committee;
  7. To resolve the 2022 to 2023 Comprehensive Lift Maintenance Services Renewal Contract;
  8. To resolve the 2022 to 2023 Mechanical, Ventilation, Air-Conditioning Services Contract;
  9. To resolve the schedule, contract terms, and renewal of existing Certified Professional Accountant to prepare the 2021 Audit Report;
  10. To discuss the owners' feedback on the 2022 Annual Budget;
  11. To discuss and resolve a regular tea gathering schedule to facilitate occupant/owners' communication;
  12. To discuss the proposed add value services for home repairs and equipment maintenance;
  13. To discuss the security and management issues of guard post at B1/F clubhouse and AMC garden access at B4/F;
  14. To discuss installation of Electric Vehicle charging system for owners' private carpark spaces;
  15. To discuss installation of G/F main entrance electronic barrier system, related payment terminal, and builders' works;
  16. To discuss issues related to the petition letter received from owners' group and the DMC manager's response;
  17. Any Other Business.
- Ranked the last. only 7 minutes spent. No internal discussion among OC or urging the management to deal with the unsatisfied items on behalf of the 55 owners.**

Owners who are interested in attending the captioned virtually or in person, please register in advance by calling Marinella Customer Service Office at 2295 3968. Online meeting link will be provided separately before the meeting.

1st Owners' Committee of Marinella

Committee Member – Ms. Yvette Poon

1st Owners' Committee of Marinella

Committee Member- Ms. Helen Poon