

**Chinese Consolidated Benevolent Association of New England (CCBA)**  
**Board Meeting Minutes (6<sup>th</sup> Meeting in 2004)**  
紐英崙中華公所議員大會會議記錄  
(二零零四年第六次會議)

Date:	August 17, 2004	日期：	二零零四年八月十七日
Place:	CCBA Conference Room	地點：	紐英崙中華公所會議室
Chair:	Roman Chan	主席：	陳仕維
Recorded by:	Tommy Gee	記錄：	朱紹昌
Attendance:	(See sign-in sheet)	出席記錄：	(見簽到簿)

Roman Chan called the meeting to order after Tommy Gee reported that 40 delegate directors were present and duly signed the attendance sheet.  
會議於中文書記朱紹昌點數簽到議員達四十人後召開。

Roman announced that by request of the Attorney General's office, all future meetings of CCBA Board of Directors would be tape recorded effective immediately.  
主席陳仕維宣佈，應麻省總檢察官辦公室的要求，從今以後，中華公所的每次議員大會都將全程錄音。

Roman asked if anyone had any comments on the minutes of the previous meeting of the Board of Directors.  
主席陳仕維徵詢議員們對上個月的會議記錄有無任何意見。

National Chinese Opera Troupe delegate director Kwok Hon Wong said the date of the board meeting in discussion on previous meeting minutes should be March 2<sup>nd</sup> instead of April 27<sup>th</sup>.  
華人曲藝會代表議員黃國瀚表示，上次議員大會所討論的會議記錄是三月二日召開的議員大會，不是四月七日，這日期應訂正。

The minutes of the June meeting as amended above was approved by the full board with one member voted against the approval.  
一名議員反對，其他議員同意，通過了經修訂的六月份會議記錄。

The minutes of the July meeting was approved by the full board.  
七月份會議記錄無異議通過。

- (I) Announcements/Reports  
宣佈/報告

(A) President's report

主席報告

(1) Roman reported that the Attorney General's office would agree to dissolve its legal action against CCBA upon the execution of a governance agreement which would require CCBA to regularly provide written status report to AG, including the status of its finances, and allow AG auditors to review CCBA's financial reports. AG also required that all future CCBA's board meetings to be tape recorded. CCBA must give AG advance notice if there is any significant change in the ownership of Tai Tung village. CCBA must keep the CCBA building in good repair and maintenance to comply with a provision of the \$550,000 loan.

陳仕維主席報告道，麻省總檢察官辦公室同意撤銷與中華公所的官司，條件是中華公所與麻省總檢察官辦公室簽署協議書，同意定期向麻省總檢察官辦公室申報財務狀況，允許麻省總檢察官辦公室派員稽核中華公所的財政報告。麻省總檢察官辦公室還要求中華公所未來的所有議員大會都要錄音；中華公所如果要就大同村的所有權作任何重大改變，必須事先通知麻省總檢察官辦公室；中華公所必須維修公所大樓，使其保持良好狀態，以符合五十五萬元貸款的合約細則。

(B) Assets and Tai Tung Committee Reports

物業小組及大同村小組報告

(1) Winnie Leung is out on business. Roman is making the Assets Committee report and the Tai Tung Management Committee report on her behalf.

雷玉霞外出公幹，主席陳仕維代她做物業小組及大同村小組的告。

The Tai Tung Committee had met with three management companies: Peabody Properties, Winn Management and Cornu Management.

The terms that these three companies proposed were similar. Among them, Winn Management is currently managing Castle Square and Mass Pike Towers, both with a high Chinese population. The Tai Tung Committee thus recommended replacing Bowers Management with Winn Management.

大同村管理小組和碧波地物業公司、康努管理公司、榮氏管理公司等三間管理公司唔談過。這三間公司所提的管理合約條件相似，其中榮氏公司目前在管理堡壘村和公路村這兩個有很多華人民居的大樓。大同村管理小組因此建議以榮氏管理公司取代包爾管理公司。

Regarding the lease with 88 Supermarket, Roman and Winnie had met with the Peter and George Luu. The Assets Committee was informed that Dick Wong and Joe Simmons had agreed to extend the lease for one year. The Luu family had proposed several options to the CCBA. All the options gave certain concessions to the CCBA, but at the same time required CCBA to add multiple 10 year extensions to the lease and agree to give the Luu family certain rights in the future development on the site. The Assets Committee concluded that CCBA

should preserve its position by extending the lease as provided by the lease.

關於八八超市的租約，陳仕維、雷玉霞和劉漢榮父子見過面。物業小組獲悉黃兆祥與周世民曾經同意延約一年。劉氏向中華公所提出幾個建議，所有的建議都對中華公所作了些退讓，但同時要求中華公所加簽以十年為一期的多期合約，並同意將來發展該一土地時給劉氏某些權利。物業小組總結認為，中華公所應照租約來延長合約，以保持中華公所的權利。

## (2) By-law Committee Report

### 修章小組報告

Tommy Gee reported that the June meeting was canceled for lack of quorum. The attendees did stay around and had a free discussion.

The By-law committee is scheduled to meet the third Tuesday of every month. The scheduled July meeting date was the same date as the CCBA Board of Directors meeting and therefore canceled also. The next meeting would be on Tuesday, August 22.

朱紹昌報告道，修章小組六月份因出席人數不足流會，出席者只進行了座談。七月份，由於該小組的開會日期是訂在每個月的第三個星期二，正好和中華公所議員大會撞期而取消。八月份會議訂下星期二召開。

## (3) Finance Committee's Report

### 財政小組報告

Rosemary Yee submitted to the Board a bilingual written report of the Finance Committee. The report consisted 13 pages.

余麗瑛提交給議員大會一份長十三頁的雙語財政小組報告。

The report detailed the monetary damage caused by Daniel Yee's attempt to prevent the installation of CCBA officers; the accounting of Chung Wah Academy's back rent of \$61,300; and the review of the procedures used to award the Tufts University Scholarships.

該報告詳述了余典文企圖阻止中華公所職員上任所造成的金錢損失，中華僑立學校欠租六萬一千三百元，以及審核達芙大學獎學金發放程序問題。

## (II) Discussion

### 討論事項

#### (1.) Chung Wah Academy School's Lease

##### 僑立學校租約問題

Roman Chan stated that he was disappointed by the Chung Wah Academy. CCBA met on July 22. On July 23, CCBA notified Chung Wah of its conditions to extend the lease. On August 2, Chung Wah responded by a letter which did not accept any of the four conditions raised by CCBA. On August 6, Roman wrote to Chung Wah explaining he could not change those conditions because they were passed by the CCBA Board after deliberation. In its August 10 letter, Chung Wah still attempted to negotiate the number of classrooms and specifically reserved the final approval for its board. Because of the urgency of matter, Roman contacted and discussed the lease opportunity with other educational organizations, including the Kwong Kow School. The Kwong Kow School quickly offered in writing to take the space on CCBA approved terms. A check of \$5,000 representing an earnest money deposit was attached to its offer. Additionally, Kwong Kow indicated that it would take four more classrooms for another \$800 per month.

After heavy discussions, Roman Chan put both the Chung Wah offer and the Kwong Kow offer in front of the board for a decision.

主席陳仕維表示對僑立學校感到失望。指自從中華公所於七月廿日開會，七月廿三日撰寫續約條件通知書，到八月二日收到僑立學校的回信，中華公所提出的四點條件，僑立學校竟然沒有一條答應的。八月六日他通知僑立學校，中華公所訂出的續約條件係經議員大會討論通過，無法更改。僑立學校在八月十日的回信卻仍要商議租用教室數目，還指稱合約內容須經僑立學校校董會審核同意。為保障中華公所的場地在與僑立學校約滿後不致空置，他著手和社區內包括廣教學校在內的其他教育團體接洽。廣教學校很快的就發了封承租意願書給中華公所，還附上五千元支票作押金。廣教學校並表示，願意以每月八百元，多租四間教室。

經過冗長討論後，陳仕維表示，他把中華公所大樓場地應出租給僑立學校或廣教學校這事，交給議員大會決定。

Ed Chiang reminded the CCBA Directors that were also on the Board of either school to recuse themselves due to conflict of interest.

蔣宗壬提醒場內議員，凡具廣教學校或僑立學校校董身份的議員，因利益衝突關係，都不宜參與投票。

Hin Kwun Kwong suggested the use of paper ballot distribute by roll call.  
鄭衍坤建議以記名方式投票。

After the related directors recused themselves, the vote was taken by paper ballot distributed by roll call and monitored by two newspaper reporters, Klyslar Yan and Betty Hsu. Of the 23 ballots cast, 19 voted for Kwong Kow, 3 voted for Chung Wah and one was void because it voted for both.

在兩校校董退席後，中文書記朱紹昌唱名點議員們出席領選票、由新聞界徐佩蒂、甄雲龍監票。投出的廿三票中。廣教學校十九票，僑立學校三票，另有一票同時圈選廣教與僑立，是廢票。

(2)New Management for Tai Tung Village  
大同村新管理公司

Michael Wong moved to select Winn Management as the new management agent for Tai Tung Village. The motion was seconded by Ed Chiang, Chungche Che and Yat Wah Chan.

黃國威提議接受榮氏管理公司做為大同村的新管理公司。蔣宗壬、謝中之、陳日華附議。

Paul Chan recused himself because his office has business relationship with all three companies.

陳家驊表示，他和三間管理公司都有業務關係，退席不參與討論及投票。

The motion was passed by 23 yeas and 2 nays (Joe Wong and Daniel Yee) 投票結果，廿三票贊成，兩票反對。(黃鷹立，余典文)

(3)Recourse against Daniel Yee for obstructing the installation of new officers  
追究余典文阻止新職員就職之問題

Roman Chan stated that CCBA spent \$9,000 in legal fees in response to a letter from Daniel Yee's lawyer which attempted to prevent the installation of new officers. This should be discouraged in the future.

陳仕維表示，爲了余典文發一封簡單的律師信，來阻止中華公所新職員上任，中華公所得花九千元來請律師處理。此風不可長。

Daniel Yee said CCBA should not be dominated by one voice. He felt that the election results were questionable. He followed the law to investigate the truth. It was within his rights. What did he do wrong? Further, why would CCBA spend that much money to handle this? This was uncalled for. He had the right to know that there was no fraud in the election. It wasn't his fault that CCBA spent its money unduly. People should not raise this small matter to promote dispute and chaos.

余典文表示，現在不是一言堂的年代，他認爲選舉結果有問題，乃循法律途徑來查真相，這是他的權利。他說，「我犯了什麼錯？」。余典文認爲中華公所請律師來處理他發出的律師信，是冤枉花錢，他要追究爲什麼中華公所花那麼多錢來處理這事。余典文說，他有權瞭解選舉是否有舞弊。他說，「這些錢是你們花的，關我什麼事？」，別爲了小事，挑起僑社紛爭。

Rosemary Yee stated that page 4 and 5 of the treasury report had an explanation of what was spent. She pointed out that the same trick was played two years before, which led to the postponement of the installation for a year. CCBA spent the money to ensure that the elected officers could smoothly be installed.

Also, the election was monitored closely by a retired judge. Daniel Yee just refused to accept the results.

余麗瑛表示，她的財政小組報告第四、第五頁清楚列出花了什麼錢。她指出，二年前有人耍過同樣手段，導致中華公所職員推遲一年就任。中華公所花這錢，是確保獲選職員能順利上任。再說，這選舉是由一名退休法官嚴密監察的，余典文就是不願意接受這結果。

Robert Leung was concerned that if CCBA pursued this, there would be nobody who would dare to speak out in the future.

梁添光表示，若中華公所追究余典文，那麼將來即使有人有意見，也沒人敢說話了。

Roman Chan emphasized the point that certain people exploited the system and made ungrounded claims for personal gain. This caused valuable resources to be waste.

陳仕維強調有些人濫用司法制度興訟，以達私人目地，造成資源浪費。

Hin Kwun Kwong stated that CCBA should not ask for more than an apology and the reimbursement of cost.

鄭衍坤表示，中華公所應只要求道歉及償還費用。

Paul Chan emphasized that, in order to protect Mr. Yee's rights as well as making the truth known, CCBA should allow Mr. Yee time to provide CCBA with the information and documents supporting his claim. Failing to do that, Mr. Yee should be held responsible for CCBA's costs.

陳家驊強調，為保障余典文的個人民權，並使此事水落石出，中華公所應給余典文時間，搜集資料，來向中華公所證明他的控訴有根據。若余典文做不到，就應該為中華公所花的費用負責。

There was a consensus that CCBA would give Mr. Yee 60 days to gather the information and documents that would support his action to stop the installation of officers.

議員們一致同意給余典文六十日時間搜集資料，佐證、支持他阻止新職員上任的行動

Ed Chiang cautioned that CCBA should make its request to Mr. Yee in writing.

蔣宗壬提醒道，中華公所須寄存證信函給余典文，以茲未來佐證。

#### (4) Regarding 2002 Tufts Scholarship Issue

有關二零零二年達芙大學獎學金之問題

Rosemary Yee reported that the CCBA Board meeting minutes did not have any record of approving the award of Tufts scholarship in 2002. She pointed out that the list of recipients based on the auditor's report was different from the records of Tufts University. Also, if the scholarship was for \$5,000 per year per person for three years, why would CCBA pay the entire amount of \$60,000 in one lump sum?

公所財政余麗瑛表示，中華公所會議記錄沒有任何同意在二零零二年頒發達芙大學獎學金的記載。她也點出中華公所會計師報告上的達芙大學獎學金受獎人名單和達芙大學的記錄不同，又者，如果獎學金是每人每年五千元，連發三年，為什麼中華公所要一次付給達芙大學六萬元？

Rosemary also reported that Barbara Rubel, Tufts University's Director of Community Affairs, informed her that the CCBA Scholarship Committee consisted of Joe Wong, Gerald Heng, and Ken An. The Scholarship Fund had a current balance of \$120,000. However, the fund account had been pledged as collateral for a loan. After repaying the loan, the fund had a negative balance of over \$60,000.

余麗瑛也說明，達芙大學社區關係主任芭芭拉魯貝說，當年的獎學金委員會成員包括黃鷹立、邢才華、Ken An。目前公所的達芙大學獎學金戶口內帳面十二萬元，但當年年中華公所曾以此戶口作抵押，申請得一筆貸款。在償還貸款後，該戶口現欠款六萬元。

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Raymond Chin, the president of CCBA in 2002 stated that the \$60,000 amount was because CCBA had not given any scholarship for over 10 years. CCBA gave the scholarship at the August Moon Festival in the presence of Barbara Rubel and Jamie Katz, the Attorney General's representative. CCBA had the record of those who received the scholarship. One of the applicants had a Chinese Government scholarship and therefore was disqualified. One recipient did not show up to receive the scholarship. Another one studied in Hawaii and therefore not qualified either. There were ten applicants. They selected four. The others received \$100 each. Of those who were awarded \$100, two did not pick up the check. He forgot about it for a while and then later he voided the checks. He had records of those. When his term expired, he passed on all the information. Klyslar Yang knew all about it. Anything regarding the books, Chung Por Lam had the records. Anything regarding the meeting minutes, Bo Shu Kwong had the records.

YEN

二零零二年公所主席陳志航表示，這六萬元的數目，是因為中華公所長達十年未發過獎學金。中華公所在達芙大學社區關係主任芭芭拉魯貝，麻省總檢察官辦公室的傑米卡茲等人出席的中秋節聯歡會上，頒發了這獎學金。中華公所有收受獎學金者的記錄。其中一名受獎者，獲有中國政府獎學金，因而不符資格，一名受獎者未出席領取獎學金。另一人在夏威夷就讀，因此也不合資格。總共有十名申請人。他們挑選了四人。其餘的人，每人獲得一百元。獲一百元者中，有兩人未出席領取支票。他忘記了這事，後來把

(5)88 Supermarket Lease

八八超級市場租約

The 88 Supermarket lease provided an original term of 10 years and an option to extend for 10 years. The extension carried two rent increases, year 1 and year 6. The increase would be capped by the CPI increase. In 2003 when the original term was up, Dick Wong was CCBA president and he was interested in re-negotiating the lease but did not arrive at a conclusion. The lease was extended for a year as a temporary measure. The supermarket could still exercise its option under the current lease.

中華公所與八八超市當年簽定的合約內容是十年合約，有權續約十年。續約內容包括在第一年及第六年漲租二次。漲租幅度照消費者指數增加。當原來的合約在二零零三年屆滿時，黃兆祥是當時的中華公所主席。他有意與八八續約，但雙方未達成協議。租約因此以暫時性質延續一年。八八超市仍有權照現有租約條款要求續約。

There was a consensus that CCBA would, as obligated under the current lease, allow the supermarket to exercise its option to extend at the initial rent of about \$128,000 per annum with an increase in the 6<sup>th</sup> year capped by CPI.

議員們同意，在現有租約條款約束下，中華公所有義務准許八八超市以起租每年十二萬八千元續約，並在第六年時，照消費者指數上限加租。

會

Meeting was adjourned at or about 10:30PM.

議員大會在十點半左右結束。