

Chinese Consolidated Benevolent Association of New England (CCBA)
Board Meeting Minutes (6th Meeting in 2005)
中華公所二零零五年議員大會紀錄

Date: November 29, 2005

日期: 二零零五年十一月廿九日 (星期二) 下午七時

Place: CCBA Conference Room

地點: 中華公所會議室

Chair: Roman Chan

主席: 陳仕維

Recorded by: Tommy Gee, Christine Liu

記錄: 朱紹昌(中) 廖繼玲(英)

Attendance: 36 (See Recorded Document for Signatures)

出席人數: 36 (見簽名表)

Roman Chan called the meeting to order at 7:15 p.m. Roman announced that only the Chinese version of the 10/4/05 Board meeting minutes was mailed out to the member delegates last week. Therefore, at this meeting the Board can only approve the Chinese version of the 10/4/05 Board meeting minutes. The English version will be approved at the next Board meeting.

七時十五分陳仕維主席宣布開會。主席提出10月4日議員大會之中英文紀錄，只寄出中文部份。故只能通過中文部份，英文部份留待下次會議才能通過。

Peter Chan made a motion to accept the Chinese minutes. Yat Wah Chan seconded it. The 10/4/05 Board meeting Chinese minutes was approved by the full board.

陳建立議員動議接受上次會議之中文紀錄，陳日華議員附議，無異議通過。

(I) President Announcements 主席報告:

Roman Chan said that the Bowers Management lawsuit would enter the deposition stage next month.

主席報道寶力管理公司控告中華公所問題下月進入「錄取口供」程序。

(II) Committee Reports 各小組報告:

(A) Finance Committee Report 財政小組報告:

- Rosemary Yee submitted to the board a 10-page bilingual report of the Finance Committee.

財政小組余麗英向議員大會提供十頁之中英文財政報告。

- The Chinatown Community Trust Fund approved a \$25,000 donation to the Chinatown Crime Watch Safety Committee.
華埠信托基金批准二萬五千元捐給華埠治安小組。
- Received \$15,000 donation from Winn Residential Management for the CCBA building improvements.
接到 Winn 管理公司一萬五千元之中華大樓維修捐款。
- Leases for the eleven parking spaces at 90 Tyler Street have all been renewed for 6 months at \$200 per month. One parking space will be left empty for snow removal.
中華公所停車場已有十一個車位重新登記出租為期六個月，每月二百元。另一個車位作停放冰雪用。

(B) Asset Committee 物業小組報告:

- Paul Chan submitted to the board a 7-page report of the Asset committee.
物業小組報告：陳家驊議員向議員大會提供七頁之物業小組報告。
- Re: Tai Tung Village 關於大同村部份:
 1. The floor slab replacement at Building B and D has been completed.
大同村第二座第四座之地台下塌維修工程已完成。
 2. The window replacement project is still in progress.
窗戶之維修工程仍在進行中。
 3. Winn Management has executed the agreement with the local contractor (One2One) regarding the Direct TV service.
關於安裝收費電視問題，大同村管理公司已與本地工程公司 (One 2 one) 簽約。
 4. ACCESS and Asian Pacific Seafood will move into their new space on December 1, 2005. Sun Mortgage will move out at the end of the year and Chan Insurance will move into their space.
ACCESS (建僑者) 及太平洋海鮮公司於 12 月 1 日搬入新址，日升財務公司年終搬出舊址，陳氏保險公司將會搬入上址。
 5. Tai Tung Village Tenants Association has applied to CEDAC for funds to do a full feasibility study.
大同村居民聯誼會向 CEDAC 申請款項作詳細的居者有其屋可行性之研究。

- Re: 90 Tyler Street 關於中華大樓部份:
 1. Ng Brothers Construction Company has completed the roofing work. There is a water leakage problem that is not roofing related. Probable causes could be the drainpipe system and the exterior walls.
吳氏工程公司已完成屋頂之維修工程。仍有漏水問題與屋頂無關或因內牆及退水道問題構成。
 2. Northeast Energy has ordered the windows and installation will start in December.
窗戶工程於十二月開始動工。
 3. Arthur Choo received two proposals for the exterior masonry work: Arthur Choo 顧問公司收到兩份關於補牆之投標計劃書:
 - (a) Abbot Building Restoration Company for \$98,460. Scope of work includes replacing the window lintels and repairing the chimney.
Abbot Building Rostoration Co. 估價 \$98,460 工程包括窗戶外框及煙筒之維修。
 - (b) North East Energy Control Systems subcontractor for \$98,765. Scope of work only includes replacing the window lintels. Repair of the chimney would be extra.
東北公司估價\$98,765 只包括窗外框之維修，但煙筒之工程部份另計。
 4. In order to install the windows properly, the lintels contract has been awarded to the lowest bidder Abbot Building Restoration Company.
為了妥善安裝窗戶、窗框之維修工程已判給較低價的 Abbot 公司。
 5. Received a proposal from Clean Cut Landscaping and Construction for \$27,000 for the repair of the CCBA parking lot. Scope of work includes removal of the existing tree, the sandpit play area and repaving the parking lot. Other bids are being sought.
關於停車場工程已接到 Clean Cut (簡稱) 估價\$27,000。工程包括鋸樹、填補沙池及整個停車場和車路翻新工程，其他估價正在研究中。
- Re: 90 Tyler Street Rentals 關於中華大樓租戶部份:
 1. CCBA is in lease negotiations with Canton Musical Association, Newton Learning Center and Nam Pai Kung Fu Academy.
正與廣東音藝社、紐頓補習中心、南派功夫學院等機構商討租約條件。

2. Roman Chan said that Canton Musical Association has already moved in and has signed a two-year lease, with two one-year options to renew at an increment of 10% per year. Rent for the first year is \$800 per month and will be increased by 10% to \$880 in the second year.
陳主席補充, 已與廣東音藝社簽訂兩年期租約, 第一年月租 800 元, 第二年月租增加 10%。兩年約滿可以市價續約兩年。且廣東音樂社已搬入上址。
3. Roman Chan added that Newton Learning Center has been using the rooms at 90 Tyler for some time. The term of the lease is a two-year lease, with two one-year options to renew at an increment of 10% per year. Rent for the first year is \$400 per month and with increment by 10% to \$440 per month in the second year. This lease should be signed soon.
陳主席再補充, 紐頓補習中心已搬入上課。租約為兩年期, 第一年月租 400 元, 第二年月租增加 10%, 約滿後另有增加月租 10% 兩個一年期之續約。很快就會簽訂租約。

- Re: Tremont Village 關於天滿街部份:

1. Paul Chan reported that the Asset committee has submitted an application to the State of Massachusetts for a \$7,500 grant to hire a consultant. To date, this consultant has not yet been hired and will update at the next Board meeting.
陳家驊議員報告: 物業小組向麻省政府申請\$7,500 元作為聘請顧問之經費。到目前為止, 此顧問仍未聘請下次大會再作報告。

- Re: Waterford Place 關於華福樓部份:

1. L.E. Smith Management has informed CCBA of a potential dispute between CCBA and Mass Housing. Asset committee is looking into this dispute and will update at the next Board meeting.
L.E. Smith 管理公司將中華公所與房屋局之爭議通知中華公所, 物業小組正在研究此爭議然後向下次議員大會報告。

(C) Safety Committee 安全小組報告:

- Michael Wong reported that the Crime Watch Safety committee would continue to operate until the funds run out.
黃國威議員報告華埠治安巡邏隊繼續巡邏至所有經費用完為止。

(D) Election Committee 選舉小組報告:

- Peter Chan submitted to the Board a 2-page report of the Election committee.
選舉小組陳建立議員代表向大會提供兩頁之報告。
- Peter Chan reported that there is one candidate nominated for each of the five officers' positions as follows:
陳建立議員報告各科職員只有一位候選人如下：

President:	Michael Wong	主席：黃國威
Chinese Secretary:	Simon Chin	中文書記：陳國華
English Secretary:	Laura Chan	英文書記：陳黃海蘭
Treasurer:	Gilbert Ho	財政：何遠光
Auditor:	Wendy Eng	核數：劉小芸

- The Election committee ensured that both the nominees and the nominating members met the nomination rules.
陳建立議員指出各候選人及其推薦團體均符合選舉規則。
- CCBA received the nomination forms before the 11/6/05 deadline. The nominees agreed to be nominated; and has signed the nomination forms. Both the English and Chinese secretary nominees are residents of Massachusetts.
中華公所在 11/6/05 之前收到候選人之推薦表格并有候選人簽名同意，而且中英文書記均是麻省居民。
- Wendy Eng, auditor nominee, is on the Election committee. After being nominated the Election committee excluded her from the discussion and decision process.
由於核數候選人劉小芸是選舉委員會成員，被提名後對於選舉委員會之各項討論及決定均沒有參與。
- Each of the five candidates was asked to address the Board. Each candidate introduced him or herself and gave a brief summary of their background and their vision for CCBA in the 2006/2007 term.
各位候選人均向議員大會介紹其簡歷及其對中華公所兩年任期的展望。

(III) Discussion 討論事項：

(A) Discuss the 2006/2007 Election 關於 2006-2007 職員選舉問題

Since there is only (1) one candidate nominated for each of the five officers' positions and there are no other challengers, the Election committee made a motion to vote the nominees to become the 2006/2007 CCBA officers. The original election date of 12/6/05 would be canceled, saving time and any unnecessary expense.

由於五個職位都只有一個候選人，未有競選對手。故選舉委員會動議即時選舉各候選人為 2006-2007 中華公所職員。為了節省時間及開支，取消原定之 12/6/05 之選舉。

A discussion followed with the following summary:

經熱烈討論摘要如下：

- One delegate agreed with the Election committee's recommendation and suggested a show of hands as a method of voting.
有代表同意選舉小組意見，並提議大會用舉手方式投票。
- Another delegate pointed out that the 11/29/05 agenda did not notify of an election at tonight's meeting.
另一代表指出，11/29/05 之議程沒有列入即晚選舉。
- Another delegate said that a formal election is necessary to make the results official even if the outcome is the same.
又有代表認為須要經過正式投票選舉下屆議員，雖然知道其結果是一樣。
- One delegate said that in view of CCBA's reputation and responsibility, the election should be held on 12/6/05 as approved at the 10/4/05 meeting.
另一代表認為這是 10/4/05 議員大會之議決案，為了維護中華公所之名譽及責任必定要在 12/6/05 作正式之選舉。

Due to different opinions from the member delegates, Peter Chan, on behalf of the Election committee, rescinded the motion. The Election will be held on 12/6/05 as previously approved and encouraged all member delegates to attend and exercise their right to vote.

因意見不能統一有很大爭論，選舉委員會陳建立收回其動議。仍維持 12/6/05 之選舉。並鼓勵各議員到時出席選舉。

(B) Final approval of both the Chinese and English By-Laws 通過中英文章程問題

Tommy Gee reported that the Election committee raised questions regarding the woman's last name. A clause should be included in the By-Laws to avoid any problems in the future.

修章小組朱紹昌報告修章小組提出有關「在婚婦女」之姓氏歸屬問題，為了避免將來之爭論。

The By-Law committee made a motion to insert the following into Article 20 of the amended By-Laws: "A married woman will be deemed a member of the Family Association Member to which her husband belongs"

修章小組提議應將此條例加入新章程第二十條，即是：「在婚婦女隨夫姓」。

A vote was taken and the results are as follows:

Against the insertion to Article 20: 0 vote

The motion was passed unanimously.
經表決無異議通過。

Paul Chan reported that the English version of Articles 9, 24 and 32 deviated from the Chinese version of the By-Laws as follows:

修章小組陳家驊議員報告英文章程第 9、24、32 三條新增加部份有別於中文章程有如下之意見。

1. Article 9 – Suspension or Removal 第九條暫停或革除會籍

The Chinese version does not include the words “Suspension” and “the Articles of Organization”.

中文章程第九條未有包括「暫停」及「總綱」等字句。

Roman Chan made a motion to modify the Chinese version of Article 9 to reflect these changes. A vote was taken and the motion was accepted unanimously.

陳仕維主席動議修改中文章程第九條，經表決無異議通過。

2. Article 24 – English Secretary 第二十四條 英文書記

The following two sentences: “The English Secretary shall have the sole power to certify votes of the Association” and “In the event that the Chinese minutes and the English minutes are inconsistent, the English minutes shall control” are not in the Chinese version.

此條有兩處修改。「英文書記負責鑑證投票結果」，「中英文紀錄如有差異，以英文為準」。

Roman Chan made a motion to incorporate the two sentences into the Chinese version of Article 24. A vote was taken and the motion was accepted unanimously.

陳仕維主席動議修將此兩處加入中文章程第廿四條，經表決無異議通過。

3. Article 32 – Interpretation of the By-Laws 第三十二條 章程翻譯

This article is entirely omitted from the Chinese version. Article 32 in the Chinese version is Article 33 in the English version. In addition, the English word for “Interpretation” should be changed to “Translation”.

英文版第三十二條是新增加的，之前沒有在中文版章程內。中文版第三十二條即是英文版之第三十三條。此外英文版之“翻譯”一詞由

“ Interpretation ”改為“ Translation ”。

Roman made a motion to add Article 32 into the Chinese version and subsequently change Amendments to Article 33. A vote was taken and the motion was accepted unanimously.

陳主席動議在中文章程加入此條，經表決無異議通過。

(C) Funding for the building repairs / improvements 維修中華大樓之款項問題

The Asset Committee made a motion to apply for a \$250,000 loan from the Chinatown Charitable Trust for the CCBA building improvements. A vote was taken and the motion was accepted unanimously.

物業小組動議中華公所向華埠信託基金申請借貸\$250,000、作為維修中華大樓之款項。經表決無異議通過。

The loan would be for 7 years with an interest rate of 5%. Repayments would be approx. \$3000 per month. This loan requires approval from the BRA and the Attorney General's office.

此貸款為七年期，年利5%，每月還款在\$3,000元左右，此貸款要待房屋局及司法部批准。

Peter Chan made a motion to end the Board meeting. Henry Yee seconded the motion. Meeting was adjourned at 10:05 pm.

10時零五分陳建議員建議散會，余仕昂議員附議主席宣佈散會。