

**Chinese Consolidated Benevolent Association of New England
Board Meeting Minutes (3rd Board Meeting of 2006)**

紐英崙中華公所董事會議紀錄（二零零六年度第三次會議）

May 30th, 2006, Tuesday, 7:00pm

日期：二零零六年五月三十日下午七時

Place: CCBA Conference Room

地點：中華公所會議室

Chair: Michael Wong

會議主持人：黃國威

Recorded by: Simon Chan

紀錄者：陳國華

Attendance: 37 Board Members, a valid meeting with the necessary quorum

(See recorded document for signatures)

出席人數：37 位董事局成員，會議出席符合法定人數。

(請參閱簽到文件)

President Michael Wong called the meeting to order at 7:20pm. He welcomed several Board Members attending the meeting for the first time.

黃國威主席七時二十分宣佈會議正式開始。並向第一次出席董事局成員表示歡迎。

I. Mount Hope Cemetery Update

望合墳場最新情況報告

Distinguished members and co-chairs, Stephanie Fan and Professor Kuang, of the Chinese Historic Society were present as its senior member, Bik Fung Ng, started the meeting by updating our association on the status quo of Mount Hope Cemetery renovations. Bik Ng informed us that a lot of improvement works at the Chinese Section of Mount Hope have been taking place. The society are working closely with Boston City Hall, charitable organizations, architects, engineers and volunteers to implement the funding and to monitor progress of these improvement projects. The ongoing constructions of these projects did cause inconveniences and limited access to the Chinese Section; resulting some visiting descendants unable to reach their desired areas on the Ching Ming Festival. However, upon their completions, Ms Ng assured us that such inconveniences will vanish and the Chinese Section will become architecturally and structurally more solid and sound. She further stated that rain delays are also a major cause of prolonging the projects. Finally, she encouraged the community to render more financial and volunteer resources to support these essential and meaningful projects. The general public's misunderstanding that the Chinese Section of Mount Hope Cemetery has been infringed or compromised was finally clarified and Ms Bik Ng received strong applause for her presentation.

中國歷史協會眾優秀會員及共同主席范王柳娥和江念祖出席聆聽資深會員甄碧鳳報道望合墳場整修工程現況，甄碧鳳女士告知說：墳場的華人地段現有許多改善工程正在進行中。該協會如今正與波士頓市政府、各慈善機構、建築師、工程師及志願人士一起

落實基金的運用，並視察工程的進展。現今工程尚在進行中，由此造成的諸多不便，至使在清明期間許多華人掃墓活動受阻。待有關工程完成之后這些不便將會成爲過去，此處華人地段將會顯現得更爲肅穆典雅美觀。她補充說，由于近期連續性的雨季天氣拖延了工程的進展。最後她鼓勵華人社區在人力物力方面更多給予支持。

得到以上合理的解釋，華人社區公眾最終消除了疑慮，甄女士解釋獲得與會者的鼓掌認同。

II. Approval of Minutes of March 28th, 2006 Board Meeting

二零零六年三月廿八號會議記錄通過的討論。

Pres. Michael Wong submitted the March 28th minutes for approval, Director Peter Chan motioned to approve, D/Reggie Wong and D/Paul Chan seconded, thereafter, minutes were approved.

黃國威主席陳請董事會通過接受三月廿八日的會議記錄。董事陳建立提案通過，董事黃述沾、陳家驊附議。該會議記錄獲董事會接受。

Director Kai Lau voiced that his Tai Tung Village report produced during last meeting was not reflected in minutes. Secretary Simon Chan concurred and informed him that the last and future reports submitted by him will be compiled and kept in the CCBA office for public review.

董事劉啓祥提出疑問，爲何他上次開會所作的大同村報告，未列在會議記錄內。中文書記陳國華表示，他上次及其後呈交的報告，將會被整理保存在紐英崙中華公所辦室內，供公眾查閱。

III. President's Report

主席報告

1. Pres. Michael Wong reported that CCBA tenant, IATA, has recently renewed its lease with some additional office space in the basement. The renewed rent is \$2,300.00 per month plus \$400.00 monthly rental cost of occupying 2 parking spaces. The lease shall expire on May 31st 2007.

黃國威主席報告道，紐英崙中華公所的租客 IATA 最近續約，並增加租用了地下樓層的一個辦公室。續簽的新約租金爲每月二千三百元，另加每月四百元，租用兩個停車位。租約將於 2007 年五月三十一日到期。

2. Pres/Wong announced that the 'the 2006 Annual Chinatown August Moon Festival' will be held on Sunday, August 6th 2006. The co-hosting organizations are the CCBA, Chinatown Business Association, Chinatown Community of New England, and Chinatown Main Street. Our President urged member associations to subscribe more vendor tables.

黃國威主席宣佈，2006 年的華埠中秋節聯歡會將於八月六日舉行。共同主辦單位包括紐英崙中華公所、華埠商會、紐英崙中華總會，以及華埠主街。他力勸公所轄下的社團、會所訂購展售攤位。

3. In response to Director Mike Moy's initiative of establishing a Recreation Committee, Pres/Wong appointed Auditor Wendy Eng to form and chair the committee. He emphasized that promoting healthy recreations like the senior's dancing class and sporting groups for the community has been a viable goal by the CCBA and we shall continue to do that. He also commended D/Moy's initiative and urged him to be an active participant of the Recreation Committee. D/Ping Tin Moy mentioned the North American Chinese Basketball Tournament

and other smaller sporting events and strongly urged community's commitment to raise funds for such recreation events. Pres/Wong concurred with such aspirations.

在回應董事梅宇國提議的成立康樂小組一事上，黃國威主席已指派公所核數伍劉小雲成立這一小組，並由她擔任小組召集人。黃主席強調，建立社區健康的娛樂活動，如耆英舞蹈班、運動團體等，一向都是紐英崙中華公所的宗旨，公所會一如既往繼續舉辦這類活動。如今梅宇國董事既然提出此議，他力勸梅董事成爲康樂小組的積極參與者。董事梅炳鈿提到北美華人籃球賽及其他的小型體育活動。並極力勸籲社區爲這類的娛樂活動籌款。黃國威主席表示同意。

4. Pres/Wong solicited email addresses of association directors who regularly receive the bimonthly meeting notices and minutes. Those who volunteered to receive by emails could save mailing, printing and processing cost of the CCBA.

黃國威主席向定期收受雙月會議通知及記錄的董事們徵求電子郵件地址。並擬今後經由電子郵件寄發各種會議通知及記錄，可爲公所節省郵寄、印刷及處理的費用。

5. Due to schedule conflicts of some staff members and directors, Pres/Wong suggested the next Board Meeting date to be set on August 8th 2006. The Board approved this date. Director Henry Yee had concern that his out of town visit to the Yee Kinsman Homage Gathering might fall on the same date and might cause him to miss the next meeting. In response to this, the Board ruled that absence due to attending Kinsman Homage Gathering shall not be construed on record as an absence of infraction.

由於某些董事及職員的行程有衝突，黃國威主席建議下次的董事會訂在八月八日召開。董事會通過了這一日期。董事余仕昂指出，余氏懇親大會(Yee Kinsman Homage Gathering)將在同一日舉行，他擔心自己此時身在外埠，會缺席董事會會議。今董事會規定，凡因參加懇親會的缺席，均不作沒出席董事會的記錄。

6. President related that the On Leong Association had issued a letter of appreciation to all organizations and individuals who participated in the On Leong Annual Homage Festivities held locally last April. On behalf of On Leong, D/Kai Lau stood up to reiterate appreciation to the Board and received applause in return.

主席說明，安良工商會發出一封感謝信，向所有今年四月參加安良年會的個人及組織表達謝意。劉啓祥代表安良，站起來向董事會表示感謝。董事會則以掌聲回報。

IV Committee Reports

各小組報告

A. Asset Management Committee

(1) 物業管理小組

● Re: Tai Tung Village (TTV)

涉及大同村的事項：

1. Director Kai Lau reported he have devoted a lot of personal time to attend meetings with Tai Tung Village Tenants' consultant, BRA, HUD, MHA, etc., to advocate the vital interests of the Tai Tung Village tenants and the CCBA. He also produced a thirty-six pages report of analyses and critical data of the financial aspects of the TTV. Then he made a lengthy presentation of the issues that the CCBA and TTV could confront if both parties were allowed to

proceed to tenancy ownership situations.

董事劉啓祥報告道，他挪用許多個人時間，與大同村租戶的諮詢顧問，波士頓重建局，聯邦房屋住宅局，麻州住宅局等開會，以護衛大同村租戶及紐英崙中華公所的重要利益。並製作了一份三十六頁，關於大同村的財務狀況及重要數據分析報告。他接著此議題，發表一段長篇報告，指出一旦兩方獲准著手辦理租戶擁有權，中華公所及大同村都可能面對的各種問題。

In the end, D/Lau drew a flow chart on the black board in order to illustrate the complexities of hypothetical or possible conveyances. His presentation comprised technical possibilities, scenarios and feasibility studies of the privatization issue. Interested members and directors can refer to his report for deeper understanding(D/Lau's TTV reports have been compiled in a red jacket folder and placed in the front office of the CCBA for public review). In response, Pres/Wong suggested D/Lau and D/Reggie Wong continue to follow up with the complicated issues of the TTV's privatization and update the board in due course. Before closing his presentation, D/Lau asked whether he could obtain TTV's information and records from the Winn Management CO. Pres/Wong stated that such information liaison role is normally handled by English Secretary; due to Laura Chan's leave of absence, D/Lau could be authorized to obtain information, but he needs to make prior arrangement on document requests.

最後，董事劉啓祥在黑板上畫出一個流程圖顯示假設性或可能性的產業轉售的複雜度，或可能發生的轉讓等情況。他說明包括私有化技術上的可能性，各種局面及其可行性的研究。對此議題有興趣的公所會員及董事，可參閱他的報告，以作進一步瞭解(劉董事的報告，已放進一個紅色檔案夾，存在中華公所辦公室供公眾查閱。)黃國威主席建議劉啓祥董事及黃述沾董事繼續跟蹤這一大同村私有化的複雜問題，並在適當時候向董事會報告。在結束講話前，劉董事詢問他是否可從榮氏管理公司獲取大同村的資料及記錄。黃國威主席表示，這些資料聯絡工作通常是由英文書記處理，但由於陳黃美蘭休假，公所可授權劉董事去拿資料，但劉董事須在事前做出求取文件的安排。

- Re: 90 Tyler Street, CCBA Building

涉及泰勒街 90 號事項:

1. Director Larry Yung reported that most of the CCBA building maintenance project, including the window installations have been completed. The loose window screen on the third floor will soon be reset.

董事翁宇才報告道，中華公所大樓維修的大部份工程，包括安裝窗戶，都已完成。而三樓鬆脫的窗戶紗屏，也將重新安裝。

B. Finance Committee

財務小組

- Treasurer Gilbert Ho made the following updates and submitted two current financial reports to the Board. Copies of the two reports have also been mailed to directors and are available on Boardroom's sign-in table for all directors.

財政何遠光作了下列的更新報告，並向董事會呈交兩份目前的財務報告文件。這兩份事前已寄給董事們的報告，當天也擺在董事簽到桌上供所有董事拿取。

1 · Capital improvement projects like masonry on the CCBA building's brick walls are put on hold, pending the arrival of the Chinatown Charitable Trust's \$250,000.00 loan check.

直到華埠慈善信託基金的廿五萬元貸款支票抵達前，諸如修理公所大樓磚牆上的石工等增加投資價值工程，都將暫停。

2 · Chang Shing Tofu Inc. has donated \$1,000.00 to the Crime Watch Program. Tuft Medical Center also made a recent donation. The balance of the Crime Watch Fund was \$56,822.00. This balance should enable the program to last the entire summer.

長興豆腐公司捐了一千元給華埠治安巡邏隊。塔大紐英崙醫院最近也做了捐款。華埠治安巡邏隊的基金，現有結餘為五萬六千八百廿二元。這筆款項應足以讓巡邏行動延續今年整個夏季。

3 · As mentioned above, the Chinatown Charitable Trust Fund's \$250,000.00 and the check should come soon. The grant of \$25,000.00 from the Boston Department of Neighborhood Development encountered some problems because our building contractor, the Abbot Construction did not follow the Hiring and Prevailing Wage guidelines of the city of Boston. Treasurer Ho stated he would negotiate with the DND in order to revive the \$25,000.00 and he reminded members and Asset Management Committee to observe the guidelines of DND in future contracts. The \$35,000.00 grant from the Chinatown Investment and \$30,000.00 from the CCBA Realty Ltd Partnership/Waterford have been received. The two sums of money will be applied to construction payments.

有如前述，華埠信託基金會的廿五萬元資金及支票，應該很快會送到。波士頓鄰里發展部的二萬五千元補助金，則遇到一些問題。因為公所大樓承包商，Abbot 建設公司沒有遵循波士頓市的僱用及優先工資準則。財政何遠光表示，他會和波士頓鄰里發展部協商，以獲取這二萬五千元。他也提醒公所會員及物業管理小組在未來的合約上，注意波士頓鄰里發展部的準則。華埠發展的三萬五千元，以及紐英崙中華公所有限公司合夥/華福樓的三萬元則已收到。這兩筆款項都將用於支付工程款。

4 · Finally, Treasurer Ho reminded the Board that 12 parking spaces have been rented out and there are still two open spaces left to let.

最後，何財政提醒董事會十二個車位已全部租出。

B. Audit Committee & Election Committee:

稽核小組及選舉小組：

Both committees have nothing to report and update

兩個小組都無報告。

C. Recreation Committee:

康樂小組：

Pres/Wong announced the establishment of the Recreation Committee and by the board's approval, Auditor Wendy Eng will chair the committee and run its business. Pres/Wong urged co-hosts of Mid-Autumn Festival to inform Wendy Eng their organizations' festival liaisons.

黃國威主席宣佈成立康樂小組。經董事會批准通過，公所核數伍劉小雲將成爲小組召集人，並管理其事務。黃國威主席要求華埠中秋節聯歡會的共同主辦機構通知伍劉小雲，誰是該機構的聯歡節連絡人。

D. Crime Watch Committee:

華埠治安巡邏小組：

Pres/Wong informed that the Crime Watch campaign has been successfully going on for one year and one month and carry a reserve fund of about \$50,000.00. He hoped the size of volunteers could maintain the level of 70 people of last year.

黃國威主席知會董事會，華埠治安巡邏活動已成功進行了一年又一個月，並有五萬多元的結餘。他希望義工人數能維持去年七十人左右的水平。

E. Silver-line Committee:

銀線小組：

Director Chung Chi Tse who chairs the committee voiced concerns about the underground tunnel project of the Silver Line / MBTA that would go through the Chinatown area. He questioned the various choices of portals that have been proposed and withdrawn by the MBTA. D/Tse worried the project's potential negative impact on overall ground water integrity underneath Chinatown area. He preferred the Silver Line project to adopt the abandoned Green Line Tunnel and environmental friendly vehicles. He also doubted the MBTA's faithfulness in dealing with our community and the CCBA.

小組召集人，謝中之董事對銀線/MBTA 將會經過華埠地區的地下隧道工程表示關切。他質疑道，MBTA 已提議又撤銷過多少個不同入口選擇。謝董事擔心這工程對華埠地區地下水整體的完整性造成負面影響。他寧願銀線工採用廢棄的綠線隧道，以及對環保有益車輛。他也懷疑 MBTA 在和華埠社區及中華公所打交道上的誠信。

Then D/Tse suggested the MBTA should pay for a ground water study of the area impacted by the prospective Silver Line Tunnel. He further stated that engineers or geologists hired for such study should be appointed by the community instead of the MBTA. Most Board members thought that even if MBTA are willing to underwrite such study, they would prefer to use experts of their own choice. D/Paul Chan who happens to be a member of the Boston Ground Water Trust (run by the Greater Boston Realty Board) reminded the Board that the trust constantly monitors and studies the ground water conditions of the Boston areas. He advised interested parties who want comprehensive information on this topic to go into its web site at: WWW.Bostongroundwatertrust.com

謝董事建議 MBTA 應該支付受未來銀線隧道影響區域的地下水研究費用。他進一步表示，進行這一研究的工程師及地質學家應由社區指派，而不是 MBTA。大部份的董事認爲，即使 MBTA 願意承擔這樣的研究，也須由自己聘選專家。當時在場的波士頓地下水信託會理事之一(由大波士頓地產局經辦)的陳家驊董事提醒董事會，該信

託會經常監看並研究波士頓地區的地下水狀態。他建議有意關注詳細資料者，可上網查看 WWW.Bostongroundwatertrust.com。

At the end of the committee report, Pres/Wong and some senior Board members suggested D/Tse to conduct himself in a more diplomatic manner and with an open mind in approaching the subject. They appreciated D/Tse's dedication to the cause of preserving Chinatown's quality of life, but they felt D/Tse would be more effective if he adopts a friendlier tune towards the MBTA and minimizes excessive criticisms.

在小組報告的最後，黃國威主席及數名資深會員建議謝董事在處理這件事上，須運用更圓通的方式，更敞開的方式來進行。他們感激謝董事在保護華埠生活品質上的執著，但他們覺得謝董事如果對 MBTA 採用更友善的語調，並減少過多的批評，會更有效率些。

V. Discussions Impromptu

即席討論

Amidst the committee reports, Director Kai Lau brought up the discussion of the use of the SCM fund by the CCBA. He questioned the propriety and legitimacy of using the SCM funds for general purposes. Director Paul Chan filled in to explain the origin of the fund as a donation of the Herald Street property of the New England Medical Center to the CCBA and that a committee was set up to monitor the use of incomes from this property. D/Chan further stated that the fund proceeds were intended for benefits of the entire community; in certain degree, the State Attorney General could review whether the funds are properly used for public benefits; and also, the fund committee at one time included CCBA members like Billy Chin and Peter Chan. Technically, the CCBA owes about 1 million dollars to the SCM Funds because of past usage dating back to Ex-Presidents, Yuk Hing Wong and Bing Wong. However, preceding President Roman Chan had conferred and updated with the A.G. about the SCM fund and his reportage to the A.G. has not been met with any official reprimand.

在小組報告中，董事劉啓祥引出紐英崙中華公所使用 SCM 資金的討論。他質疑為一般用途使用 SCM 資金的正當性及合法性。董事陳家驊加入討論，解釋這資金的起源為紐英崙醫院把前鋒街物業捐贈給紐英倫中華公所，並成立一個小組監管來自這一物業的收入。陳家驊董事進一步表示，這資金的收益是要用來造福整個社區的。在某種情形下麻州總檢察官辦公室可以審核基金是否適當的用於造福公眾。這資金小組成員一度包括公所會員如陳毓璇、陳建立等人。由於從過去黃毓興及黃炳繆等歷屆主席的有關處理，造成中華公所在技術上欠下 SCM 基金一百萬元左右。不過上屆的陳仕維主席已和麻州總檢察官協商，就 SCM 資金作實況報道。並向麻州總檢察官作出說明，而沒有遭遇任何官方的譴責。

Due to the sensitive and complex nature of this SCM Fund topic, D/Lau motioned to reserve it as an agenda topic for next Board meeting. D/Pak Hoi Tang and D/Yuk Tong Wong seconded the motion. Motion passed.

由於 SCM 資金這一問題的敏感性及複雜性，董事劉啓祥提案保留這一問題，列入下次董事會議程。董事柏志剛及董事黃煜棠附議，提案通過。

1. Director Henry Yee brought up questions about the utility details of the Tai Tung Village. The Board deferred those questions to Asset Committee meetings. 董事余仕昂提出有關大同村水電費細節的問題。董事會擱置這些問題，交給物業小組會議處理。

2. Director Pak Chi Kong proposed the formation of an Outreach Committee with the objectives such as fostering close relationships with other CCBA's of America, researching US government housing and immigration policies in order to counsel community members, publishing a weekly CCBA journal to inform the public on all government and local issues, co-ordinate with other civic associations to campaign for social justice and maintaining close liaison with Mainland Chinese and Taiwanese government organizations for purposes of cultural promotions. Finally, D/Pak thought that the CCBA should be more open and active. The Outreach Committee could equip the CCBA to deal with government policy changes and social challenges.

董事柏志剛建議成立外聯小組，以與美國的其他中華公所培養更深的友誼，研究美國政府的住宅及移民政策，以輔導社區居民，發行中華公所週刊，以通知大眾所有的政府及本地政策事項，和其他的民間組織合作，爭取社會正義，並維持和中國大陸、台灣政府組織的密切關係，以宣揚文化。最後，柏董事認為中華公所應更公開、活躍。外聯小組可使中華公所在應付政府政策改變及社會挑戰上有更好準備。

Pres/Wong reminded D/Pak his outreach goals could only be achieved by group efforts, huge sacrifices and long term commitments from Board members and organizations. He encouraged D/Pak personally participate more into CCBA activities. Due to the currently limited resources and part time status of the executive staff, the grand vision of Outreach could not be achieved over night. Director Larry Yung echoed the above response and suggested D/Pak to run for the next CCBA presidency.

黃國威主席提醒柏志剛董事，他所提議的外聯活動目地，只能經由團體協同長期努力、董事會員及組織上的共同承擔和協商來達成。他鼓勵柏董事個人參與更多的中華公所活動。由於目前的資源有限，行政員工都是兼職人員，廣泛的外聯的構思和設想，大概無法朝夕可成。董事翁宇才附和以上的反應，並建議柏董事積極競選下屆中華公所主席。

At 9:15pm, D/Yung motioned to adjourn the meeting, Director Betty Wing seconded, thereafter, Pres/Wong concluded the meeting.

晚上九點十五分，翁董事提議散會，董事伍碧香附議，黃國威主席因此宣佈散會。