

Chinese Consolidated Benevolent Association of New England
Board Meeting Minutes (5th Meeting in 2006)
紐英崙中華公所董事會議紀錄（二零零六年度第五次會議）

Date: September 26th, 2006, Tuesday, 7:00pm

日期：二零零六年九月廿六日下午七時

Place: CCBA Conference Room

地點：中華公所會議廳

Chair: President Michael Wong

主持人：黃國威主席

Recorded by: Secretary, Simon Chan

紀錄者：陳國華秘書

Attendance: 36 Board Members, a valid meeting with the necessary quorum

出席人數：36位董事局成員。數目符合法定人數。

Michael Wong called the meeting to order at 7:20pm.

黃國威主席七時二十分宣布會議開始。

I Review of Minutes of August 8th, 2006 Board Meeting

審閱八月八日會議記錄

Director Yat Wah Chan interceded by bringing up the topic that board members who miss meetings due to attending out of town kinsman gathering should be listed as "absent". However, the cause of absence can be excused and therefore such absence should not recorded as attendance default. The board approved this suggestion and practice, thereafter, Pres/Wong removed this topic from the No.2 discussion list of the agenda because it has reached a satisfactory solution. A few board members pointed out some typographical mistakes of names and obsolete entries on the minutes of the 8-8-06 minutes. All points were taken and amended accordingly. Then D/Peter Chan motioned and D/ Yat Wah Chan seconded to accept the minutes. Minutes were approved.

陳日華董事首先提起董事局成員因外埠懇親會議而不能參加會議的情形應列為缺席的題目，他主張因懇親而缺席可以被原諒，故此只會存案而不受責備。董事局批准這建議，其后黃主席將在討論議程中將這題目取消，因得到完滿解決。有數位董事指出在紀錄中有個別人名出現錯漏及過時的記載，所有提出要點都紀錄在案及適當更改。陳建立董事動議通過紀錄，陳日華附議，董事局接受會議記錄。

II President's Report

主席報告

1. President Michael Wong stated that the Confucius Statue repair has solicited 3 bids ranging from \$3,600 to \$6,300. D/Larry Yung explained the basic methodology of the repairs. D/Rosemary Yee voiced concern that any repair must retain the original shape and style of the statue because the statue signify CCBA's respect of traditional value and good image. D/Kee Soon Lee and Roman Chan advised the board to conclude the repair issue in the meeting for reasons of safety and the need to avoid negative image. They also emphasized its urgency. Pres/Wong assured the board that the matter will be taken care of in most expeditious manner.
2. Mount Hope Cemetery repair works have been completed and the facilities have resumed normal operation. It should not impose any more inconvenience to visitors.

3. Tenant, Hua Xia Dance Group, has exercised an option clause of its lease with the CCBA at the monthly rent of \$210.00 for two more years. This will be the last extension allowed by the lease.
4. Mid August Festival was again a success and had a surplus of \$4,700.
 1. 黃主席提出已收到三份由 3600 元至 6300 元維修孔子象的投標,翁宇才向大會解釋維修孔子象的基本方法,余麗英董事關注到維修工作一定要保持孔子象的外形及風格,因為這孔子象代表了中華公所對傳統價值的尊重及美好形象,為了安全及避免壞印象的原因,李其舜及陳仕維董事提醒大會要對維修事項作出結論。他們更強調這事項的緊急性。黃主席向大會舉薦這維修事情將以最快速度完成。
 2. 望合墳場維修工作已全部完成,場地操作亦恢復正常,應該不會再對掃墓人士構成任何不方便。
 3. 公所租客華夏舞蹈團已依租約再延期兩年租用。每月月租 210 元。這是租約所允許的最後一次延期。
 4. 中秋節慶祝日舉辦很成功,并有四千七百元的盈餘。

III Committee Reports

小組報告

Financial Committee:

1. Treasurer Gilbert Ho informed the board that the balance sheet submitted to the Board was misdated as 1/1/06 to 4/30/06. Its actual dates are from 1/1/06 to 8/31/06.
2. T/Ho had successfully lobbied the Goodwin, Proctor LLP law firm to donate a dozen of high speed computers to the CCBA and the donations have been delivered to CCBA office. These computers will vastly upgrade the existing out-dated models that we are now using. They will bring tremendous improvement to our office operation and save huge computer upgrade cost. D/Wing Kay expressed appreciation to Goodwin's donation for Goodwin also donates free legal consulting hours to the Kwong Kow Chinese School.
3. When discussing the budget and financial statements, D/Kai Lau asserted that Super 88's rental income should go to the SCM account and recorded in the minutes and financial reports accordingly.

財務組報告:

1. 何遠光通知大會收支平衡報告的日期被誤列為從 1/1/006-4/3/006 確實日期應該是由 1/1/006-8/31/006.
2. 何遠光募得高雲勃德律師樓捐給中華公所十二部高速電腦,募捐電腦已送至中華公所。這批電腦將會取代現用的舊電腦。並帶來辦公室的文案工作獲得改善及節省一筆器材更新費用。梁永基向高雲勃德律師樓表示謝意並陳述高雲勃德律師樓還曾經向中華廣教學校捐贈過免費法律服務。
3. 當討論到財政預算及報告書時,劉啓祥董事認為 88 超市的租金收入應撥入 SCN 戶口,並記錄在財政報告。

Crime Watch Committee:

反罪惡巡邏組

1. Pres/Wong again urged board members and the community donations to the Crime

Watch Movement. It is a huge success that merits our continued efforts to sustain it. D/Rosemary Yee asked what were the police detail cost. Gilbert Ho replied that since May, 2005, Crime Watch had been hiring police detail 5 hours per day, seven days per week. Daily detail shift cost is \$270.00. However, the details' hire has been reduced to 4 days per week lately.

黃組長再次呼喚各位董事捐助反罪惡巡邏活動，這方面的成功值得我們繼續努力支持，余麗英問及僱傭警員值更的費用。何遠光答復自從 2005 年 5 月開始，反罪惡巡邏活動每日聘用巡警 5 小時每周七日，每日費用 270 元。但現在警員的僱傭已減少到每周四天。

Silver Line Committee:

銀線小組報告

1. Pres/Wong informed that the MBTA will meet with organizations one by one and that they would modify their portal design and location. D/Chung Chi Che voiced concerns and resentments towards the portal location, choice of underground tunnel (Che prefers using the abandoned Orange Line Tunnel.). He also listed organizations who shared his negative feelings towards the MBTA. Some members advised D/Che to separate his personal feeling from his CCBA/Silver Line Chair's position.

黃主席通知大會，地鐵局會與個別團體會面及修改隧道入口的設計與地點，謝中之組長對銀線隧道入口及隧道的選擇（謝中之傾向於採用廢置的橙線隧道）表示關注與反感。他並提出與他同抱反感的團體名稱，數位董事提醒謝組長要將其個人感受與中華公所銀線組長的身份分離。

There are no issues and updates from the Audit and Election Committees.

核數小組及選舉小組均無任何事項報告。

Asset Committee:

物業小組

Chair Laura Chan led discussions and updates on the asset issues. She informed that numerous prior meetings have been held to address different asset issues

陳黃海蘭秘書主持物業項目的討論及報告。她通知大會最近已曾開過多次小組會議來應付不同物業項目。

1. D/Larry Yung reported that the insulation and window works of 90 Tyler street are almost done except they need some touch-up finishes. Board members have conferred on how to get contractor, Abbot, to complete the missing piece of window work at the Cantonese Music Society's so that water leak problem in that corner would be resolved.

翁宇才報道公所大樓窗口維修工作已大致完成，眾董事商量如何照會承建商亞博特公司回來繼續完成大樓地庫的廣東音樂社的未完成工程，以免除雨水滲透音樂社室內的不便。

2. Secretary Laura Chan updated that the Waterford Apartment had a deficit of about \$20,000 in 2005 and projected loss of about \$60,000 to \$90,000 in 2006. CCBA's guarantee reserve fund (Residual Receipt Account) there has been reduced to the level around \$100,000. The state government warned that CCBA could face foreclosure of Waterford if its guarantee fund drop to zero. The state asked if hiring different management agent could avoid continued loss. Waterford investors asked for an appraisal. Therefore, we needed to hire an experienced realty consultant (the

candidate is Sharon Loewenthal who has personal knowledge of Waterford and impeccable reputation in the field. She asks \$7,500.00 consulting fee.) to research and study the complex situation and technicalities confronting Waterford. Consultant will also explore and devise strategies/options on how CCBA could minimize loss, avoid deeper loss and recover the value we invested into Waterford years ago. D/Paul Chan motioned to approve the hiring of Loewenthal. He was met with series of questions from D's/Wing Kay Leung, Kai Lau, Rosemary Yee, Larry Yung, etc. He answered them in great details and convinced that it was the right move to hire consultant Loewenthal. D/Rosemary Yee seconded the motion. Pres/Wong inquired any objection. No objection was voiced. Motion passed.

陳黃海蘭報道華福樓在 2005 年有二萬元的赤字，預料 2006 年將會虧損達六萬至九萬元，中華公所在華福樓的保證儲備金（存在剩餘收支戶口）已減至十萬元左右的水平。州政府曾警告中華公所，若保證儲備金降至零點時，州府可押收華福樓，州府并詢問到若僱用不同管理公司是否可避免繼續虧損。華福樓投資者方面也要求作一個地產樓業估價，故此我們須要僱用一位經驗豐富的地產顧問去研究面對華福樓的複雜情況及技術細節（最佳人選是沙倫路雲芙小姐，她對華福樓有所了解，並在此行業中享有無暇的聲譽，顧問費用要價是七千五百元）。顧問也會尋找及策劃如何令公所減少損失：避免進一步虧損及收回我們多年投入華福樓的資金價值的策略和可行性的選擇。陳家驊董事動議通過聘路雲芙小姐。隨後梁永基、劉啓祥、余麗英及翁宇才等董事均提出一連串的問題，陳家驊均予一一答復並說服大家聘用路雲芙顧問是一個正確的決定。其後余麗英附議，黃主席詢問有無任何反對者，結果無任何人提出反對。動議通過。

IV Topic Discussions:

討論項目

1. Reinstating the flag of Republic of China in the Conference Room:

恢復會議室懸掛中華民國國旗：

D/Bing H Moy asserted the Republic of China flag stand for the noble revolution led by national father, Dr. Sun Yat Sen's and Chinese aspiration for the pursuit of democracy and justice. It should be reinstated for historic and traditional reasons and should not be viewed as a political move. D/Che and Rosemary Yee emphasized CCBA's tradition of hanging the ROC flag since 1923. It was removed after 20 member organizations were expelled a few years ago. Since most of the 20 members have been reinstated, therefore, the flag should be reinstated too. D/ Kee Soon Lee and Hin Kwan Kwong also voiced the same perspectives. Kai Lau reminded the board to note the sentimental value of the flag in CCBA and the community.

梅柄鈿董事主張中華民國國旗代表國父孫中山領導的高貴的革命，及中國人對追求民主正義的理想，據歷史及傳統的理由，複懸這面旗幟是基於歷史及傳統的原因，不應被視為推行政治的行動。謝中之和余麗英強調中華公所自 1923 年已開始懸掛中華民國旗幟，直至數年前二十個公所會員被逐出後才被除去，現在既然二十個公所團體已回歸，所以這面旗幟也理所應當恢復。李其舜和鄭衍坤也發表相同觀點，劉啓祥提醒大會懷念這旗幟的感情價值。

Pres/Wong and Gilbert Ho advised the board to be aware of that IRS Tax Code of Section 501(c) does have restrictions on tax-exempt organizations to get involve with elective politics. D/Roman Chan, Wing Kay Leung and Zhigang Bai thought that it was

hard to isolate the flag issue from Chinese national politics and this is something the CCBA should avoid. They claimed that the U.S. flag now in place can also symbolize democracy and carry ROC flag's significance in this respect.

黃主席及何遠光提醒大會董事要留意稅務條例 501 段 C 分段對捐款免稅團體介入選舉政治的限制，陳仕維、梁永基和柏志剛等董事認為掛旗之事很難與中國政治脫離關係，並主張公所應避免介入，他們聲稱現時所懸挂的美國國旗象征了民主及帶有中華民國國旗的含義。

D/Kai Lau had skepticism about the validity of Section 501(c)'s restrictions on the flag issue and re-iterated the sentimental value of the ROC flag voiced by the pro-flag members. When Pres/Wong suggested to vote on the issue by written ballots, D/Lau countered that he would prefer open vote by hand for he thought it was an open and noble issue. In view of avoiding controversy and protecting privacy of majority members, Pres/Wong followed majority opinion to adopt written ballots for the vote. 劉啓祥對 501C 段約束掛旗事項能否有法律效力表示質疑。並重述中華民國國旗的感情價值。當黃主席建議用書面投票表決時，劉啓祥表示反對及主張公開舉手表決，因為他認為這是一個公開崇高的理念，但為避免爭議及保障大多數董事的隱私，黃主席根據多數人意見而採用書面表決辦法。

Results of ballot vote - Yes Votes: 12, No Votes: 23, Abstained Vote:1 The voting results reaffirmed the current status of not hanging the ROC flag.

表決結果：支持票數 12；反對票數 23；棄權票數 1。表決結果確定保持不掛中華民國國旗的現狀。

2. The sale of Tai Tung Village:

出售大同村問題

Sec/Laura Chan introduced D/Kai Lau to present an update of the sale of the Tai Tung Village. D/Lau presented and explained flow charts, bird's eye-view photo of TTV and additional data to the board. The issue of TTV sale was complicated enough to cause most board members to have their own interpretations of the issue. They voiced different and conflicting opinions in the board meeting. The following are the points and questions of interest raised in the meeting:

陳黃海蘭請劉啓祥報告大同村出售事項，劉啓祥提供大會大同村買賣分析流程表、鳥瞰圖及進一步的資料。因大同村售賣情況過於複雜，使大部分董事產生個別的看法及闡釋，他們發表各項不同及互相抵觸的意見，以下是他們在會中提出的問題及要點：

Is the sale of TTV to TTV tenants a deviation from the mission and goal articulated in purchase documents that then President Reggie Wong signed in 1994? During the last CCBA administration led by Roman Chan, the board had already passed resolution to sell the TTV to TTVTA in 2004. Why do we need to revisit the issue of 'To sell or not Sell'? Should we put a new vote on the sale?

將大同村售與大同村居民是否脫離了一九九四年公所主席黃述沾在購買文件中所述之使命及目標？既然在 2004 年時上任主席陳仕維的任期內大會已通過出售大同村給大同村居民聯誼會，我們是否須要再重溫這“賣或不賣”的命題？應否再重新投票？

Does TTV sale really hurt the interests of the CCBA as asserted by the Chinese Merchants Association's '9 Point Open Letter' or other letters of objection. Does

TTVTA consultant, Peter Munkenbeck's response letter to the CMA's 9 Points Letter carry enough weight to dispel opposition's skepticism on the issue? The CCBA board needs to vote to extend the ongoing negotiation of sale with the TTVTA. Without extension of continued negotiation, CCBA could put TTVTA into jeopardy of having its funding in facilitating sale & purchase process cut off by the HUD. Should we vote or not to vote on the extension? If the CCBA unilaterally abandons the TTV sale, would that be viewed as a betrayal by the TTV tenants? Do the TTV tenants strongly desire to purchase TTV from CCBA? Could we face lawsuit by TTVTA or HUD if we walk out on the sale negotiation?

出售大同村是否正如安良工商會九點公開信或其他反對信件所認為會傷害中華公所利益？居民聯誼會顧問彼德文金柏對安良的回應信件解釋是否有足夠份量澄清反對人仕對這事項的懷疑？中華公所須要投票延長與居民聯誼會一直的售賣的談判，若進行的談判得不到延長的話，中華公所可以令聯誼會失去聯邦房屋局供給他們的購屋過程費用，我們應否投票延長這個談判？如果中華公所單方面放棄出售大同村，大同村居民會否覺得被出賣？大同村居民是否有強烈願望想向公所購買大同村？如果我們放棄售賣談判，我們會否面對居民聯誼會或聯邦房屋處的訴訟？

One fact was clarified: TTVTA's intended purchase of TTV would turn the building into a co-operative housing, instead of converting it into an individual home ownership condominium.

一項澄清的事實：若聯誼會購得大同村後，大同村將會轉為“合作社公寓”，并非變為個別住戶擁有買賣權的“共同公寓”。

Should CCBA make counter offer to TTVTA to raise the sale price from 4.5 millions to 6.5 or 7.5 millions? The assessed value of the TTV is around \$21 million dollars. Is this assessment equivalent to any other market valued housing property and has it caused some board members to overlook public housing's legal restrictions in open market sale and profit making potential? Do we need to schedule a special board meeting to discuss this controversial issue of the TTV sale?

中華公所應否向聯誼會將售賣價目由四百五十萬提高至六百五十萬或七百五十萬？政府估價大同村的物業價值為二千一百萬元左右，這項估價是否與其他自由市場物業的估價相同？這項估價有否令某些董事忽視了公屋在公開市場售賣及牟利方面所受到的法律約束？我們是否需要召開一個特別大會去討論這項議論紛紛的大同村售賣事項？

The discussion ended when a few directors left the meeting in Protest over some disagreeable technical definitions. D/Roman Chan suggested to conclude the meeting for the remaining directors could not meet the required quorum, Pres/Wong accepted the point and adjourned the meeting at 10:45pm.

數位董事因某些技術上的定義爭論而抗議離場。討論至此結束，陳仕維看到會議法定人數不足故建議散會，黃國威主席接受建議並在十時四十五分宣布散會。