

紐英崙中華公所

Chinese Consolidated Benevolent Association of New England

Chinese Consolidated Benevolent Association of New England Transition Board Meeting Minutes (Meeting in 2007) 紐英崙中華公所董事會議紀錄

Date: November 27th, 2007, Thursday, 7:00pm

日期：二零零七年 11 月 27 日下午 7 時

Place: CCBA Conference Room

地點：中華公所會議廳

Chair: Michael Wong

主持人：黃國威主席

Recorded by: English Secretary, Kai Lau

紀錄者：劉啓祥

Audio Tape Recorded: CCBA Meeting-11/27/07 Side A & B

Attendance: Board Members, a valid meeting with the necessary quorum and including Treasurer: Gilbert Ho, English Secretary: Kai Lau, Auditor: Wendy Eng

出席人數： 27 位董事局成員。數目符合會議法定人數。

(包括財政何遠光，英文秘書劉啓祥，核數劉小芸)

主席特別報告：

(一) 主席介紹乞臣集團代表 ORI 先生讓他報告京士頓街 120 號地段，及惡士佛 / 平安里兩個住宅單位發展情況 (由陳國華秘書翻譯)。

ORI 先生簡述其公司已與中華公所簽署惡士佛及平安里兩塊地皮之買賣合約。京士頓街 120 號地段將改建為多層住宅市價公寓，惡士佛街及平安里則會委托華經會興建 47 個低收入住宅單位。ORI 先生即場多謝中華公所之支持。該兩個住宅方案特為華埠帶來 500 個居民，對華埠的商業治安及繁榮大有好處。再過幾天，乞臣公司便會和華經會簽署文件，合作發展該 47 個低收入住宅單位之計劃。發展計劃內 47 單位其中百分之二十五將保留給波市平均收入百分之三十 (30%AMI) 以下之家庭居住；另百分之二十五給第八類補助家庭居住。餘下百分之五十保留給平均收入百分之六十以下之家庭居住。

ORI 先生亦藉此機會，向過去兩個星期以來書面支持該兩項方案的支持者致謝，並會收集整理，交上波士頓市府。至於有反對者認為應百分之百保存京士頓街舊有建築物，ORI 先生重申這是一個平衡的抉擇，需要華埠社區決定保存古蹟重要抑或爭取可負擔性質居屋之重要。希望華埠社區繼續支持乞臣公司之方案。向重建局表達贊成之意願。

- 余培鋒先生問：乞臣公司得到批准發展及興建該項計劃，是否僱用華埠居民，令華埠立即得益。
- ORI 先生答：願意，並絕對會這樣做，將會向重建局要求放寬部份建築工程限制，僱用非工會建築工人及僱員。

Chairman's Special Report:

(1) Chair/Wong introduced representative of The Hudson Group, Ori, to give the Board an update on the development of 120 Kingston Street and the Oxford/Ping On parcels. (Sec/Chan does the translation.)

Ori reported that the Purchase & Sale Agreement was signed. 120 Kingston Street would be redeveloped into multi stories market rate condo. CEDC would be designated to build a 47 low income housing units at the Oxford/Ping on parcels. Ori also thanks CCBA for its support. These two housing plans will bring

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about 500 residents into Chinatown. It will be beneficial to Chinatown's business, safety and prosperity. In a few days, Hudson Group and CEDC will sign the agreement to develop that 47 units low income housing project. In that 47 units, 25% will be set aside for families whose family income is below 30% of Boston's AMI; another 25% for Section 8; the remaining units are for families whose family income is below 60% of AMI.

Ori also thanks the supporters who have sent in support letters in the last two weeks. He will collect them and put in orders and then presents them to BRA. For those who think the original building should be 100% preserved, Ori says that is a matter of balance. It requires the Chinatown community to decide which one is more important, preservation of the building or the gaining of affordable housing units. Ori hopes Chinatown community will continue to support Hudson's proposal and express your support to BRA.

* Mr. P.F. Yee asked: If Hudson group got the approval to develop those projects, will it hire Chinatown residents to let Chinatown get the benefits immediately?

* Ori replied It will and definitely will do. It will ask BRA to relax some of the construction restriction to employ non-union construction workers and employees.

(二) 黃主席請梅伍銀寬董事講述康樂樓重建計劃近況(陳秘書翻譯)。

梅伍銀寬董事說該計劃受到保存古蹟派系的反對，認為要完全保留舊有康樂樓，不能重建。這會對該計劃增加龐大的建築費成本高昂，恐難負擔。回顧二十七年前康樂樓舊址乃一個破爛酒吧，幾經艱苦經營終於替華埠添加一個老人居住單位，現在想改建擴充，希望社區積極支持康樂樓之方案。

(2) Chair/Wong asked Dir/Ruth Moy to give the Board an update on Hong Lok House. (Sec/Chan does the translation).

D/Ruth Moy said the project faced opposition from the historic preservation group which insisted to preserve Hong Lok House 100% and could not be redeveloped. That will cause the tremendous increase in the construction costs and will not afford. In retrospect, twenty seven years ago, Hong Lok House original site was an old ruined bar, it was so difficult to transform it into elderly housing for Chinatown. We want to redevelop and expand it, hope the community actively support this Hong Lok House proposal.

(三) 黃主席請董事審閱上次會議記錄。

● 劉秘書指出物業報告第三項英文版漏寫“The flex loan amount totals \$367,000. No additional loan payment since Spring, 2006. Sec/Lau will follow up this issue.”第五頁“公款”應該為“供款”。

● 翁宇才董事指出“opin”是否是錯字，劉秘書解釋該字實為動詞並非錯字。

● 謝中之董事指出第五頁銀線小組報告須要補充，會稍後提出。

● 黃述沾動議，鄒國倫附議。一致通過。

(3) Chair/Wong asked Directors to review the last meetings minutes.

- Sec/Lau points out item #3 of the Asset Report missed the following sentence: “The flex loan amount totals \$367,000. No additional loan payment since Spring, 2006. Sec/Lau will follow up this issue. On Page 5, the Chinese word ‘public fund’ should be ‘payment’.”
- D/Larry Young asks if “opin” is spelled wrong. Sec/Lau pointed out “opin” is a verb, not misspelled word.
- D/Che points out the Silver Line Report on page 5 needs more comment, will add it later.
- D/Reggie Wong motioned to accept the minutes, D/Alan Chow seconded. All accept.

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(四) 主席報告

- A 關於中華公所與鄭青峰（寶力管理公司 Bower Management）之間的訴訟已告一段落，雙方律師及當事人已簽署和解協議，平息事端。
- B 廣教學校及 AJ 馬丁尼公司已在十月三十一日搬離中華大樓。中華在十一月份開始少收 \$5400 月租。中華職員也商量過補救辦法，稍候由劉啓祥秘書在物業小組報告中提出。
- C 紐英倫廣東同鄉會來函中華更換代表董事，原代表董事伍碧香換出，由湯偉雄出替。即時生效。由於是次更換代表董事是在本年六月三十日後發生，該會代表董事湯偉雄便不能投票選舉中華下屆職員，特此說明。
- D 治安巡邏隊出糧問題另黃主席內心覺得不舒服。

(4) Chairman Wong's Report:

- A. Regarding the legal litigation between CCBA and Steven Kwong (Bower Management), it has been settled. Both sides' attorneys and parties have signed settlement agreement to end the case.
- B. Kwong Kow Chinese School and AJ Martini Company moved out of CCBA building at end of October, CCBA is \$5400 short in rental income in month of November. The officers have discussed ways to remedy the situation. Sec/Lau will report during the Asset Management report.
- C. Kwong Tung Association of New England sent in official letter to replace its CCBA board representative, original Director Betty Eng is replaced by Mr. Wilson Tong, effective immediately. To clarify matters, since this change of representative occurs after June 30, 2007, the new Director, Wilson Tong, will not be eligible to vote on this coming CCBA officers election.
- D. Chair/Wong said he did not feel comfortable regarding the Crime Watch Team's salary issue.

●黃主席：巡邏隊創辦人是我本人黃國威及陳仕維顧問，成立之初認為有必要聘請專人與警察溝通及分發對講機等工作，受僱者為 Dianne 日薪五十元。與現時之財政（何遠光）沒有關係，不是 Gilbert (何遠光)，不是 Debbie (何陳素珍)。

* Chair/Wong: The Crime Watch team was established by me and Advisor Roman Chan. At the time of the start up, it was deemed necessary to hire someone to communicate with the police and to do work such as distributing walkie-talkies etc. That employee is Dianne, the daily wage is \$50. It has nothing to do with our Treasurer (Gilbert Ho), not Gilbert, not Debbie (Debbie Ho).

●余麗瑛：Dianne 和何遠光是什么關係？

* D/Rosemary Yee asks: What is the relationship between Dianne and Gilbert ho?

●黃主席：上屆主席陳仕維在，當時財政是余麗瑛小姐，簽支票由余麗瑛簽，現在請陳仕維向大家解釋。

* Chair/Wong: The previous CCBA Chairman, Roman Chan, is here. At that time, the Treasurer was Rosemary Yee who signed the pay check. Now please have Roman Chan to explain.

●陳仕維：上一任由本人做主席時，大家都知道唐人街治安確實很差。當時成立治安巡邏小組有壓力，經費各樣都有問題。最後得大家支持成立，高峰期有八十多個志願者參加。這麼大的規模是需要有人協調；例如有制服、單車、對講機…亦需要有人與警察聯繫，叫警察支援’ 調查等等這個人是治安巡邏隊的精神人物，沒有這個人巡邏隊在這三四年間不會做得這麼成功。可能大家沒有深入了解。

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所以有講法，以為是這屆才僱請這個人。其實一開始便已僱請了這個人。籠統地說是僱請了一個人。其實是請了她一個家庭。換句話說這個 Dianne 包括了她整個家庭成員；她的母親、丈夫……。若她本人不能做七天，都由她母親或丈夫幫手。各位可以留意到每日在華埠都會至少見到她家其中一個人在街上，五十元一天付酬予這個工作，我個人認為是絕對值得的。Dianne 與何先生之間在某種程度上是姻親關係，因此可能大家對此有所誤會。現時治安巡邏的志願人士數目有所減少，可能大家會覺得華埠治安情況如今已經不錯，可以不必多用時間巡邏，但始終要保持巡邏隊的“公眾效應”有人穿著制服會對那些犯罪分子有阻嚇作用。儘管巡邏人數減少了些，但仍需保留這個（受薪）崗位保障華埠治安，繼續阻止不法活動在華埠產生。

- D/Roman Chan: Last term, when I was the Chairman, everyone knew the Chinatown safety was very bad. There were pressure and funding and other problems to establish the Crime Watch Team. Finally, with all your support, the Team was set up. At the peak there were over 80 volunteers to participate. That large scale organization required someone to coordinate. For example: uniforms, bicycles, walkie-talkies... And it also needed someone to communicate with the police, for police to support, investigate etc. This person was the Crime Watch Team's key person. Without this person, the Team would not have been so successful in the last 3 or 4 years. May be you did not have an in depth understanding. That was why there was a saying that the hiring of that key person began in this term. Actually, the Team has hired this person in the beginning.
Generally speaking, the Team hired a person, however, it actually hired a whole family. In other words, this Dianne included her whole family members: her mother, her husband If she could not work 7 days, her mother or her husband would help out. All of you might notice that everyday in Chinatown, at least one of her family member was in the street. I personally think that \$50 per day salary is absolutely worthwhile. Dianne and Gilbert Ho somewhat have in-law relationship. That might cause some misunderstanding. Now that the number of Crime Watch Team volunteers reduced, you might think the safety situation in Chinatown has been improved, that does not need more time to patrol. However, we still need to maintain the "Public Presence" of the Crime Watch Team. With someone wearing the uniform, it will have effect on discouraging criminals Even the volunteers reduced, this (paid) position should be preserved to protect Chinatown's safety and continue to stop criminals in Chinatown.
- 黃主席：最近巡邏隊連警察都沒有請，由治安巡邏隊全部負責，是因為該項費用支出很大，每日二百多元，從上個月開始已取消聘用警察了。但巡邏隊經費還而且陸續有來款。以後有問題請直接打電話本人手機，不要亂說以免影響巡邏隊士氣。
- Chair/Wong: Recently, the Team has not hired police detail since last month. The Team took care the same because the cost of detail was huge. Each day was over \$200. However, the financial contribution still comes continuously. If anyone has questions please call my cell phone. Do not make any untrue comment to affect the Team's spirit.
- 余麗瑛董事：當初組織巡邏隊，本人積極贊成支持。中華公所向華埠社區籌款得十萬元，當時聘請警察，有八十多義工參加巡邏。為何幾年後仍是同一家庭做這個受薪職位？我們都是付稅人，為何市府不能派警員來維持治安？另外當初有這

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麼多義工，但現在人越來越少。本人認為，如果將責任分給多些人去做，相信會有更多熱心人士參與。

- * D/Rosemary Yee: In the beginning when the Team was formed, I actively agreed and supported. CCBA got \$100,000 contribution from the community. At that time, police details were hired and there were over 80 volunteers. Why is it still the same family holding that paid position since those few years? We are all tax payers, why the City cannot send policemen to protect our safety? In addition, there were so many volunteers in the beginning but now the numbers are less and less. I personally think if we can spread out the job to more people to share, I believe there will be more enthusiastic persons to participate.
- 黃主席：如果接受你這提議，我黃國威現在立即辭掉巡邏隊職責由余麗瑛你補替，你可不可以答應？
- *Chair/Wong: If your request is accepted, I, Michael Wong, will resign from the Team immediately. Rosemary Yee will take over the responsibility, do you accept?
- 余麗瑛董事：我沒有應承你我去做。
- * D/Rosemary Yee: I do not promise you that I shall do that.
- 黃主席：本人盡心盡力收工後做巡邏工作，你如今質疑我的隊員，覺得我們有錯。如果我請辭以後不再出來巡邏（接著黃主席與余麗瑛董事分別論說各自意見。黃主席說經過巡邏隊的努力，華埠治安改善不少；余麗瑛則說為何不請市府警察部門跟進，派警員到華埠維持治安）。
- *Chair/Wong: I exhaust my heart and energy to do the patrolling after work. You now question our team members, think we are wrong. If I resign, I shall never come out to patrol again. (Then each individual made a quick verbal exchange on their points. Chair/Wong said the effort of the Crime Watch Team did improve the safety of Chinatown a lot while D/Rosemary Yee suggested why not ask City's police department to follow up by sending policemen to Chinatown to keep it safe.)
- 劉紅董事：巡邏隊維護華埠中心的安全，如果不支付薪酬是很難持續的。
- * D/Hong Liu: The Team protects Chinatown's safety, if there is no pay, it is hard to maintain.
- 黃主席：在上次中華職員會議，兩位主席候選人都提議下列幾點：
 - (1) 十二月十八日下午七點半，公所召開一次特別會議。
 - (2) 零八年一月五日訂作新舊職員交接典禮的日子，時間為上午十一時。
 - (3) 春宴定在零八年二月八日年初二；地點是喜臨門大酒家，席金為三百元。
 - (4) 新年舞獅定在零八年二月十日。
- *Chair/Wong: At the last CCBA officer meeting, both Chairman candidates proposed the following:
 - (1) To hold a Special meeting at 7:30 p.m. on 12/18/07 at CCBA.
 - (2) Set the Inauguration Date on 1/5/2008 at 11 a.m.
 - (3) Set the CCBA's Chinese New Year banquet on 2/8/2008, the second day of new Year at Hei Lam Moon Restaurant. Each table is \$300.
 - (4) Set the Chinese New Year Lion Dance on 2/10/2008.
- 黃主席：今天下午四時，公所收到律師轉達的重建局公函電郵，現在交由陳國華秘書口頭翻譯。

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*Chair/Wong: Today at 4 p.m., CCBA received a BRA letter via e-mail through our attorney.
Let Sec/Chan translate it.

陳國華秘書:

這份 11/28/07 公函是重建局跟進自今年四月份中華和重建局開會，論及有關大同村出售的情況，內列以健全的結構，用有限淨值合作公寓形式作為出售的方式。四月份的會議有重建局代理局長及其高層，有中華公所代表，也有大同村聯誼會代表參與。該局對大同村代表提出，用有限合伙（LP）公司形式購買大同村。如果在融資方面以 LP 或 LLC 形式，能更加直接得到貸款。重建局也同意接受這種購買方式的改變。該局重申關注可負擔性居屋的目標，並非常關注大同村能長久成為低收入居民享用。任何購買方式都應要符合以上兩個目的，這樣重建局才會滿意。另外，重建局認為村內居民應有參與管理計劃大同村之權利，並希望大同村出售計劃能盡快完成，交給重建局評閱，是否符合法律條文規定。有任何意見可與該局分享。

(請參閱附上之重建局英文原函，一為 11/28/2007;另一為 10/24/2007)

Please read the attached original letters from BRA dated 11/28/2007 and 10/24/2007)

小組報告:

財政小組報告: 何遠光財政依據所附之財政報告

- ① 巡邏隊戶口有三萬元左右結存。捐款陸續有來。
修正乒乓球隊泊車費收入之錯列。
- ② 財政報告列出年度年結。
- ③ 中華大樓圍牆已完工，原價為\$70,085 加工\$1,000 共\$71,085。是外牆磚隙填補，窗台再造工程費用。
- ④ 惡士佛街及平安里兩塊地皮之買賣合約已交回買方律師三萬五千元定金已收妥，該訂金是不可退還的。
- ⑤ 2007 年中秋節財政報告，已列明主辦的四個團體每人可收到\$3660.⁷¹。
- ⑥ 簡單的收入及支出報告，見附表。左方為綜合中華所有收入；右方為中華支出，支出大約是每月\$22,000。所借華埠慈善基金之貸款銀期每月\$4717 為還款數目，已還了兩年，還剩三年。

Committees Report:

Financial Committee Report: Trea/Gilbert Ho refers the attached Financial Report to Directors.

1. Crime Watch Team's account has about \$30,000 balance. Contribution keeps coming. Trea/Ho also corrects the table tennis parking income's placement in the report.
2. The Financial Report also shows the annual balance for the fiscal year.
3. Tyler Street building exterior wall repair has been completed. Original cost was \$70,085 with additional work of \$1,000 totaled \$71,085. That was the cost for the exterior brick pointing and window base rework.
4. Oxford/Ping On parcel's P&S has been given to the Buyer's attorney. The \$35,000 deposit which is non-refundable has been received.
5. 2007 August Moon Festival financial report shows the four organizing entities will each get \$3,660.71
6. Refer to the attached simple Income and Expense Report. The left column is CCBA's incomes; right column is the expense. Expense is approx. \$22,000 per month. The loan payment from Chinatown Charity Trust is \$4,717 per month. It has been paid for 2 years and there are 3 years left.

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- 余麗瑛董事：① 中秋節活動每個主辦單位得\$3660.71支票是否已寫出去，因為中華總會仍未收到。
② 所列中華收入及支出之對照表是否按是每月計算？是否算是預算？
另外仍應欠美國銀行借款，但未在該表內有注明。
現時中華仍欠律師費\$194,000，中華現每月供款\$10,000 給律師。
- *D/Rosemary Yee: (1). About the August Moon Festival, each organizing entity gets \$3,660.71, has the check been sent out? It is because CANE did not receive it.
(2) The chart showing CCBA's income and expense, it is as monthly? Is it deemed as budget?
In addition, there should be loan from Bank of America, but the chart does not show. Currently CCBA still owes lawyer fees of \$194,000. CCBA pays \$10,000 monthly installments.
- 何財政：中秋節盈餘款項已寫出支票，收支對照表是按每月計算，可以說是預算。關於美國銀行借款應償還之每月利息未有列在對照表上，會補上。律師費以每月\$10,000 分期攤付。另外下個月財政報告將有四萬元收回，這是華福樓交易後款項結存之補充。
- *Treas/Ho responds: The August Moon surplus fund checks have been made. The Income/Expense Chart is on monthly basis. It can be regarded as budget. The loan payment of bank of America was not listed, it will be added. Lawyer fee is now paid in \$10,000 per month installments. There will be a \$40,000 refund appeared in the next month's financial report due to Waterford closing surplus.
- 余麗瑛董事：請財政將律師費欠款\$199,000 作一詳細分類，令董事明白哪些是關於大同村，及其他案件的律師費用，怎樣開支出去等等。另外可否說明中華在九月份積累所欠之債項，本人初步從平衡表（Balance sheet）所看到的積累債項是 120 萬元。
- *D/Rosemary Yee: Please have Treasurer do a detail itemization on the \$199,000 lawyer fees, to show the Directors which part is for TTV, which are for other legal cases, how were they spent etc. In addition, please explain up till the month of September, the accumulated CCBA debt. From the Balance Sheet, I personally read the accumulated debt is about \$1,200,000.
- 何財政：關於律師費欠款的分類已開始進行，下次會將每件案件所涉及的律師費用分類報出。關於總數... (余麗瑛董事隨即以手中的財務報告讀出中華在 07 年 9 月為止，總共負債為 150 萬左右。)
- 何財政：沒錯，中華負債 150 萬是上屆到現在跟進下來的。每年由中華聘用之會計師 Gary Yee 作核數。年結複核之資料已寄給會計師，現在尚未完成核數。報告如有更改，下次會有報告。
- *Treas/Ho: The itemization of the lawyer's fees has begun, each legal case's expense will be report next time. For the total amount (D/Rosemary Yee then uses the financial report and reads out the total liability of CCBA up till 9/2007 is approx. \$1,500,000.)
- *Treas/Ho: That is correct. The \$1,500,000 total liability was the carry over from the last administration. Each year, CCBA's CPA Gary Yee does the audit. The year end auditing materials have been given to the CPA. The auditing process is not finished at this time. If there is a change in the auditor's report, It will be reported next time.
- 謝中之董事：有關“AAC”（亞裔事務專員）“調查”中華大同村事件，究竟中華用了多少律師費？為何用了六千多元寫律師信？
- *D/Chung Che: Regarding the AAC “investigates” CCBA on TTV matters, how much legal fee was spent? Why it costs over \$6,000 to write letter from the attorney?

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- 何財政財政：該項律師費用包括去信柏德省長辦公室及其法律顧問，“AAC”（亞裔事務）專員，AL 黃先生等等，是中華指示中華職員去做，經大會通過的。
- *Treas/Ho: That legal fees included writing letters to Governor Patrick's office and its legal counsel; AAC commissioner, Al Wong etc. The officers got the Board's instruction and approval.
- 謝中之董事：中華律師寫過多少封信，總共用了多少鐘點？多少錢一個鐘點？怎會花了這麼多錢？本人不明白。律師應出具理由，為什麼收這麼多錢？
- *D/Chung Che: CCBA's attorney wrote how many letters, spent how many hours? How much per hour? Why spent so much? I do not understand.. Attorney should give out the reason, why that much fees?
- 黃主席：下次會議叫財政再報告律師費問題。
- *Chair/Wong: Treasurer will report the legal fees issues at the next meeting.
- 黃主席：兩年來有件事擺在心裏；那就是在本人接手中華公所的時候，前任財政余麗瑛董事留下 15 萬，但公所的工程費竟是 32 萬。最後我要向華埠慈善基金會貸款補貼這筆工程費。由於余麗瑛未在她的財政報告中列出，令本人在接收會務時措手不及，當時幾乎陷於借貸無門的境地。
- *Chair/Wong: For the last two years, I have one thing bordering me. That was when I took over CCBA, previous Treasurer and present Director Rosemary Yee left \$150,000, but the renovation project cost was actually \$320,000. Finally, I needed to get a loan from Chinatown Charity Trust to make up the difference. Since Rosemary did not show it in the financial report, it caught me off guard when I took over. It almost caused us no way to borrow money.
- 余麗瑛董事：工程費用是由大會決議通過，不是本人隨意決定。
- *D/Rosemary Yee: Renovation costs were decided and passed by the Board, it was not up to me to decide.
- 陳仕維董事：各位應該知道所有決定皆由大會通過，無論某決定是好是壞，過後只能檢討。不要針對某人加以指責。對於謝中之董事的追問相信只是想知道六千多元是如何花掉的，待主席下次報告解釋明白就行了。
- *D/Roman Chan: Everyone must know all decision were made and passed by the Board. Whether that particular decision was good or bad, we could re-evaluate after the fact, but not to point fingers at certain individual. On D/Chung Che's questions, I believe D/Che just want to know how that \$6,000+ was spent, let us wait for Chair/Wong to explain next time.
- 黃主席：財政下次會將全部訴訟、大同村出售、亞裔事務專員公署（AAC）律師費用分類列出供各位董事參閱。
- *Chair/Wong: Treasurer will itemize all legal expenses on legal cases, sale of TTV, AAC for review.
- 何財政財政：會依照指示，將律師費用逐項列出。
- *Treas/Ho: I shall follow the instruction and itemize the legal expenses.
- 劉啓祥秘書：為免今後在同一事項再有議員質詢律師費怎樣開支、律師費怎樣算、一定要列明所屬案件、所做事項、所花時間，和作這些工作的日期及時間、所收的時費、項目、總數等，希望中華財政能在每次開會及時報告律師費用詳情，不要等十幾個月後才突然公佈。
- *Sec/Kai Lau: To avoid the same argument on how legal fee was spent, how it was charged, it must state on which case, what was done, how much time spent, the date and time of such work, how much is the hourly rate, items and total etc. Hope the Treasurer can report the details on legal fees at each meeting. Do not wait after 10+ months to report them suddenly.

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- 黃主席：中華律師表示有關跟進 AAC 事件之費用，由現在開始不收費。義務替中華做。
 - * Chair/Wong: CCBA's attorney said from now on, he will not charge CCBA to follow up the AAC case.
- 謝中之董事強調：中華只通過由英文秘書去信柏德省長辦公室投訴 AAC 事件。
 - * D/Chung Che emphasized CCBA Board only approved English Secretary wrote a letter to complain the AAC issue.:
- 黃主席：各位可翻查會議記錄有關 AAC 事件法律文件往還之決議。
 - * Chair/Wong:: Everyone can check back on the meeting minutes about the AAC letter correspondence decision.
- 黃主席：請董事提議接受這項財政報告。（梅伍銀寬動議，黃述沾附議，無異議通過）
 - * Chair/Wong: Please someone motion to accept this Financial Report.
(D/Ruth Moy motioned, D/Reggie Wong seconded, all passed)

選舉委員會報告：

Election Committee Report:

- 黃主席：由於陳國華秘書是下屆職員候選人，現在交由另一位小組召集人梁添光董事作有關報告。
 - * Chair/Wong: Since Sec/Simon Chan is the candidate of the next officer election, D/Robert Leung will make the report instead.
- 梁添光董事：由於陳國華秘書是職員候選人，有利益衝突，所以小組推選本人和陳建立為主任委員，在這裏作一個簡報。小組在提名截止日期之後，立即開會審核十多份提名書，結果各位候選人都合格：主席候選人為何遠光、劉啓祥；中文書記候選人陳國華、阮鴻燦；財政候選人梁永基、余麗瑛；核數候選人黃光野。接著以求籤方式分配兩組，結果是僑聲音樂劇社提名的五人全部編入一號，其他候選人編入二號。
 - * D/Robert Leung: Since Sec/Simon Chan is the officer candidate , has conflict of interest, so the committee elected me and D/Peter Chan as co-chairs. Here is the report. The Committee immediately called a meeting to review the 10+ nomination forms right after the dead line of nomination ended. All candidates were qualified: Chairman candidates are Gilbert Ho, Kai Lau; Chinese Secretary candidates are Wendy Eng and Larry Young; Treasurer candidates are Wing Kay Leung and Rosemary Yee; Auditor candidate is Rick Wong. Then by using the Chinese lottery method to place all candidates into two groups, The result was all 5 candidates nominated by Que Shing Chinese Music/Opera Group were assigned to # 1, others were #2.
- 梁添光董事：小組還詳細討論了有關選舉規則：
 - (1) 投票人要符合今年六月底前在中華公所登記有效的董事本人才有權投票。
 - (2) 每科職員候選人只准選一名，如選兩名則該欄作廢，選票塗改無效。
 - (3) 投票人可在候選人名字旁的方格填“√”或“x”都可以；并要投票人親手放選票在內。
 - (4) 如選票數目相同則先開先得，這是傳統規則。
 - (5) 選票要蓋有紐英崙中華公所圖章才有效。圖章不是預先蓋好，投票人來時當場蓋上。
 - (6) 選舉投票日期為 2007 年 12 月 6 日上午 9 時起至下午六時正，隨即公開開票。
另外，投票人須備身份證明文件；投票人在投票場外排隊領票，依次只有一個人在場內投票，以免混亂。
現場蓋印簽收領選票，清清楚楚。投票完畢請投票人馬上離場不得逗留。
不得在選場內拉票，在公所大樓門口之外沒問題。

梁添光董事隨後請全體候選人起立，並建議各自發表競選政綱。

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* D/Robert Leung: Committee also discussed the election rules in detail as follow:

- (1) Voter must meet the registration regulation, only those Directors who registered by the end of June of this year are eligible to vote.
- (2) Each category can only be voted one candidate, if vote two, that category will be void.
- (3) Voter can place a “” or “X” next to the candidate’s name. The voter must personally place the ballot into the ballot box.
- (4) If the number of votes for the same candidate is the same, the one who has the first vote is the winner. That is CCBA’s election tradition.
- (5) Only the ballots that bear the CCBA official stamp are legitimate.
- (6) Election date will be December 6, 2007 from 9 a.m. till 6 p.m. Public counting of ballots will follow.

In addition, voters should bring identification; voters must be in line to receive the ballot outside the voting booth; only one voter allowed inside the voting booth at one time to avoid disorder.

The voter will sign for the ballot received, get it stamped clearly. After voting, the voter must leave the voting place immediately.

Candidates cannot lobby voters inside the voting place except outside the building.

D/Robert Leung asks the candidates to express their election agenda to the Board.

• 黃主席：候選人政綱會在記者招待會或報紙上公佈，不宜阻延開會時間。讓候選人起立致意則沒有問題。

* Chair/Wong: Candidates’ political agenda have been published at the press conference or in the news media. It should not delay this meeting. However, to let candidates stand up to meet the Board has no problem.

• 梁添光董事即場介紹全體候選人并邀請各人起立致。

• 梁添光董事：選舉小組已完成分工程序，監選人為公所主席及董事會全體顧問。最後宣讀所有有權投票的董事名單，共 45 票。

* D/Robert Leung then introduced all candidates to the board one by one.

* D/Robert Leung: Election Committee has arranged the detail assignment, Election Monitors will be the CCBA Chairman and all CCBA Advisors. All the Directors’ names of eligible voters have been read, total 45 voter.

物業小組報告：劉啓祥英文秘書報告：

Asset Management Committee Report: English Secretary, Kai Lau

(一) 中華大樓報告：由於廣教學校及工程公司已在十月底遷出中華大樓，令中華減少每月\$5400 租金收入，上次中華職員內部會議討論中華大樓空置情況，現在向大家簡要報告如下：

中華大樓共三層，土庫現有三個空置房間，面積由 250 至 300 方呎；一樓現有四個課室、一個教務室（兩室套間）空置，每間約 720 方呎；二樓有三個課室空置每個也是約 720 方呎。關於課室的出租，公所職員建議如下：

- (a) 將課室個別出租給非牟利團體或中華本身會員團體甚至商業租戶，但僅限用作寫字樓。或是租與文化教育用途業者。租金包括所有水、電、暖氣、維修等費用。提議大課室月租\$1,000(全包)。
- (b) 如屬非牟利團體則有 25% 租金優惠,月租僅\$750。由於課室面積大，中華允許租戶分租但限制僅作兩戶分組；但若非牟利租戶與牟利者合租，25%租金優惠會被取消。
- (c) 土庫房間租金暫定為數百元。具體租金數目尚待議定。

現在首先希望能先租出課室部份。有職員提議登報出租但無須聘請地產經紀。但願能盡快將空置單位租出去。至於出租單位的裝修須由新租戶自行負責，中華不能再花費裝修補貼租戶。

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(1) 90 Tyler Street: Due to the move out of both Kwong Kow Chinese School and AJ Martini Co., CCBA will lose \$5,400 monthly income. At the last officer meeting on Tyler St building vacancy situation, here is the summary report:

Tyler Street building has 3 stories. Basement has 3 rooms vacant, area from 250 sq. ft. to 300 sq. ft.; First floor has 3 classrooms vacant, each is about 720 sq. ft.; Second floor has 4 classrooms vacant, each is also 720 sq. ft. The officers have the following suggestion:

- (a) Rent out the individual classrooms to non profit organizations or CCBA's member organizations or even for profit tenants whose uses are restricted to offices, or to users of culture and education. The monthly rent will include water, electricity, heating and maintenance fees. Proposed rent is \$1000 per month (all included).
- (b) If non-profit tenant, there will be a 25% discount or the monthly rent is \$750. Since the classroom is large, CCBA will allow subletting up to two units. If the subtenant is for profit, then the 25% discount will not be honored.
- (c) The rent for the room in the basement are set for few hundred dollars, the actual figures needed to be finalized.

The first preference is to lease out the classrooms. Some officers suggested to put For Rent Ad. in the newspaper, but there is no need to procure real estate broker. Hope to lease them out ASAP. CCBA cannot afford to do the interior fit-up for tenants, the tenants are responsible.

●何財政：一家武術館有興趣租一層，現正與他們洽商跟進，若租全層會有優惠。招商廣告費預算暫定 \$250 起碼刊登一個星期。個別出租的課室須要更換門鎖。

*Treas/Ho: One Kung Fu academy interested to rent one whole floor, we are in conversation with them. If rent the whole floor, there is discount. Budget for Ad. is set to \$250, at least for one week. Individual leased classroom needs to replace door locks.

●劉紅董事：出租中華大樓單位，除考慮租金之外，亦應遵照中華大樓作為教育用途的目的。

*D/Hong Liu: Renting the Tyler St. building, besides considering rental income, it should also follow the educational use purpose of the Tyler St. building.

●梁添光董事：中華大樓用途是有規定的，他的作用是要成為一個社區中心，不是商業服務用途，租給牟利機構是不合適的。

*D/Robert Leung: The use of Tyler St. building has set guidelines, its purpose is to become a community center, not for business uses. Renting to for profit is not suitable.

●黃主席：“巧婦難無米之炊”例如工程公司連同車位每月付三千多元。假如公所當時沒有這筆收入就慘了。最近很多康樂團體租借中華大樓，例如元極舞、耆英交際舞、乒乓球隊及象棋比賽等。

*Chair/Wong: “It is difficult even for a skillful woman to cook without rice”. For example, the construction company paid over \$3,000 for rent and parking spaces. If CCBA do not have this income, it will be terrible. Recently there are many entertaining/health organizations renting CCBA building spaces. E.g. Yuen Gik Dancers, senior ballroom dancers, table tennis players and Chinese chess competition etc.

●劉啓祥秘書：出租中華大樓會盡量維持中華公所的原則及傳統，以非牟利機構、教育、文化優先，彈性處理。

*Sec/Lau: Leasing the Tyler St. building should be flexible yet to maintain CCBA's principles and tradition as much as possible. The priority is for non-profit, educational and cultural uses.

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(二) 天滿街物業報告:

九月份收入 \$ 5993, 支出 \$ 4042.¹², 無其他重要問題。

十月份收入 \$ 5,993, 支出 \$ 15,943; 超支 \$ 9800。會追查榮氏管理公司關於這項超支的問題。

(2) Tremont Village Report:

September, 2007 income was \$5,993, expense was \$4,042.12, no other important problem.

October income was \$5,993, expense was \$15,943; \$9,800 over spent. Will ask Winn's why.

(三) 華福樓物業報告:

九月份收入 \$ 68,312, 支出 \$ 17,652, 無特別事項處理。

十月份收入 \$ 91,412 支出 \$ 41,382; 但看其運作戶口, 其存款為九萬七千多元。大致上沒有問題。

(四) 大同村物業報告:

首先回應上次余仕昂董事所提, 為何收支數字與盈餘不相稱, 本人現在以八月份大同村財政報告作說明:

九月份租金收入 \$ 283,034 其中 \$ 41,562 是商業租金收入, 支出 \$ 133,185 其中 \$ 8542 是低於支出預算。全年低於預算 \$ 26715, 則是沒有超支。

另外最重要的是九月份已完成所有新窗戶之安裝, 亦進行特梯間窗戶更新。管理處已聘請一位新職員 Rebecca Kwong (鄭小姐)

小耳朵 MDU 公司已將合約交中華余律師查閱, 余律師認為沒有問題, 現交與 HOD 聯邦房屋局令其批准 \$ 30,000 作小耳朵線路安裝之費用。

大同村管理新寫字樓裝修計劃仍未有定論。

關於梯間窗戶更換工程, 十月份已完成六個梯間, 還剩六個。但梯間實際共有十六個, 不知為何當初預算只有十二個。會追問管理公司解釋為什麼 C 座沒有作預算?

大同村每年都要被州政府派員調查; REAC 檢查, 獲 88 分。

報告有關 FLEX LOAN (彈性貸款) 2006 年三月之後, 管理處便沒有再償還銀期, 銀期每月約須四千多元。本人與榮氏管理公司區域副總裁 John Kuppens, 大同村管理處經理張太及中華所聘之會計師 Gary Yee 跟進了解, 所得結論是: 若大同村每月或每年有現金盈餘的話, 該等現金盈餘便可作償付該 FLEX 貸款的銀期。但不幸的是, 最近兩年該現金盈餘為負數本人查閱 2003/2004/2005/2006 年度的現金盈餘報告表: 2003 負六萬九千元/2004 負六萬九千元/2005 超支現金為 \$ 283,000/2006 超支現金為 \$ 437,000 是以現金盈餘報告情況非常糟糕。至 2007 年 10 月為止, 超支現金已達 \$ 268,058。相信今年同樣也是沒有辦法償付 FLEX 貸款。本人再與 Kuppens 先生及余會計師商討對策, 為免將來繼續出現現金盈餘負數的情況, 應控制開支。其中涉及煤氣開支超出預算甚遠。本人提議管理公司可否鎖定煤氣價格, 與煤氣供應商簽約穩定開支。

(五) 惡士佛街及平安里兩塊地皮買賣進度:

買賣合約現已送回讓買家簽署, 很快便可向重建局提出其連帶發展計劃。中華已收妥買家交來“不可退回”之 \$ 35,000 定金。

(六) 大同村業權轉讓情況:

自上次中華九月會議至今已有兩月, 中華在 10 月 24 日收到重建局公函, 又剛在今午收到另一公函。

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10月24日的公函內容要求中華對大同村聯誼會所提交之購買大同村的提價書盡快作出回應。重建局的目的是讓中華及大同村居民創立一個結構良好的有限淨值合作公寓的架構，並要求中華對此事要有所進展。

剛才陳秘書所翻譯之重建局11月28日公函也表示重建局一如既往的立場，希望中華與大同村居民雙方協議，將業權順利轉讓。條件方面大家可以洽談。至於擁有的架構問題，重建局現時說，如果有限伴公司(L.P)或(LLC)之結構形式，能在融資方面直接些，重建局也同意接受這一架構。但最重要的是大家要明白，最終要大同村居民有一個最好的購買或擁有的條件。可能有許多條文限制在內。總之是要中華做一個提案，正式討論大同村轉讓業權的問題。

10月11日黃主席召開的物業小組會議提出四點要求，希望大同村聯誼會接受。

十一月七日本人也曾召集大同村代表、物業小組成員、中華律師開會，讓買賣雙方面對面溝通、提問、論證，搜集雙方要求的重點。會後提議聘請專業律師顧問，評估買方要求及條件是否合理可行。現在中華律師及專業顧問已開始跟進具體細節。希望今天董事會追認物業小組所提聘請顧問之提案。顧問為 Sharon Lowenthal

本人還提議將討論重點列出對照表逐項比對逐層分析，最後作出明智的決定。

中華與大同村代表除了在擁有架構上有意見之外，有關出售價錢及其他條件也未確定。顧問 Lowenthal 建議讓她對大同村代表出價四百五十萬元作考慮，是否在價格上有提升的空間。

中華物業小組有關四點要求之一是：管理決策只有居民參與商業租戶不得參加。大同村代表表示不能接受，一定要讓商業租戶有權參加。

大同村代表在11月7日會上提出大同村買方擁有架構內有董事局十一位成員，由214戶居民及14戶商業租戶選出，其中兩位董事是商戶代表。本人當時與大同村代表辯論。翌日其代表在電郵內表示將其董事局商會董事下調為7%居民董事為93%，這點提議中華公所和重建局應該是可以考慮的。

現階段是等待大同村提交他們的全部要求，我們中華也可以提出自己的條件。正如中華律師說，中華不必全盤接受大同村代表提的要求，大家誠意磋商，討論要有所進展，不能停滯不前。希望各位董事回去研究一下文件，屆時作出明智的決定。

劉祕書宣讀十月適應日物業小組報告

- (1) 大同村聯誼會必須是百分百住戶組織屬免稅非牟利團體。大同村共有214戶，由每戶一票選出，但商業租戶不得投票也不能當會員。
- (2) 買大同村之架構由住戶控制，商業租戶不得介入。
- (3) 中華要求買方保證，交易內融資方面不能加租。
- (4) 由2044年開始，再延長可負擔性居屋五十年。

•大同村代表在十一月七日回應中華以上四點要求：

- 第一、二兩點不能接受
- 第三點無法保證不加租。

•黃主席提出追認小組提議聘用 Sharon Lowenthal 做大同村物業出售顧問，無異議通過。

•何財政：聘用薪酬方面 Lowenthal 顧問會給中華一個優惠價，中華公所律師 Warren 也會給中華公所折扣。

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- 謝中之董事：華福樓要虧本，中華要買下來；大同村沒有虧本，對面的廣教新樓建造費千多萬，大同村只賣四百萬。本人真想不通。
- 劉秘書：Sharon 顧問說，不用應承多少錢，他會弄清大同村值多少錢。
- 黃主席特別提醒大家，十二月六日上午九時至下午六時的選舉日期、時間。
- 鄒國綸董事：本人提議再談談大同村因何要賣。
- 黃主席：請等 Sharon 顧問作出報告再行商議。
- 謝中之董事：銀線隧道工程影響華埠商戶及居民，請華埠團體，包括中華公所，耆英會等去信反對。保護社區利益。（余仕昂董事認同謝董事意見）
- 黃主席提問有誰提議散會？

余麗瑛董事提議散會，黃國麟附議，無異議通過。

下次會議將是在十二月十八日，投票日是十二月六日。