

Chinese Consolidated Benevolent Association of New England
Board Meeting Minutes (5th Meeting in 2007)
紐英崙中華公所董事會議紀錄（二零零七年度第 5 次會議）

Date: September 25th, 2007, Tuesday, 7:00pm

日期：二零零七年 9 月 25 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: Simon Chan, Chinese Secretary

紀錄者：陳國華秘書

Attendance: 37 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：37 位董事局成員。數目符合法定人數。

（包括財政何遠光，英文秘書劉啓祥，中文秘書陳國華，核數劉小芸）

President 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 Presentation on Parcel-12 Development Discussion by Janelle Chan of Asian American Community Development Corporation.

亞美發展協會的陳潔滢小姐為十二號地段發展題目陳詞。

Janelle Chan introduced ACDC's interest in exploring the possibility of developing a land parcel situated outside the Doubletree Inn on Washington Street. She opined that parcel is not ideal for building an educational institution (Art school) and local zoning code defines it as a housing development lot. She hoped the Chinatown community could reflect to the BRA or City Hall on our housing development preference as opposed to educational uses. Secretary Kai Lau asked if the ACDC would like to invite community organization partners to develop the lot. She replied yes. When asked by Director Albert Li whether ACDC had any formulated plan. She replied no because they haven't completed their final study on the subject. D/Bill Moy stated that the lot was in an area unfit for housing development because of its susceptibility to nuisance criminal activities and cited many examples to back up his claim. D/Reggie Wong felt the ACDC needs to disclose more about their ambition on this lot in a timely fashion and avoid giving people an impression of trying to promote a backdoor agenda. In the end, Janelle Chan confirmed to the board on ACDC's interest and intent to develop the lot and hoped to solicit community input.

陳潔滢小姐向大會表示亞美協會對位於華盛頓街雙樹酒店旁邊的十二號地段（一幅空地）有探索發展可能性的興趣，根據分區土地用途規例的定義，她認為這幅土地並不適合建設為教育機構，她希望華埠社區會向重建局或市政局反映出這地段更適宜作住屋發展的意見。劉秘書問亞美協會是否有興趣邀請其他團體一同發展這幅地段。她回答“是”。當李厚鵬董事問亞美協會是否已經確定了發展計劃？她回答尚未有計劃，原因是亞美尚未完成對這地段的全面研究工作。陳灼鑿董事認為這地段並不適合作任何房屋發展，因為附近有太多攪亂治安的罪惡活動，並引述許多事例報告證明這種觀點。黃述沾董事認為亞美協會應盡快公開更多涉及這地段的資料及打算，以避免造成一種用後門推進發展計劃的形象。結論時陳小姐確定亞美協會有發展這地段的興趣及意圖，並希望搜集更多社區意見。

II Presentation by Kye Leung and Arturo of the Gateway Coalition on the Chinatown's Vision on the South Bay Parcels Future Developments.

華埠牌坊聯盟代表梁志生先生及亞圖勞先生向大會介紹聯盟對南灣地段（約二十英畝面積）未來發展的遠見。

Both Kye Leung and Arturo of the Gateway Coalition informed the board that the Coalition have been conducting a lot of studies, surveys and community meetings on the above mentioned subject. The Coalition has reached the following preliminary conclusions: 1. The developments should restrict building height on the parcel areas that border Chinatown and the Leather District and alleviate such restrictions on areas farther from our districts. 2. They should bring economic opportunities and local residents and small business. 3. They should include high percentage of open space and park areas. 4. They should adhere to the current landscape of Chinatown and Leather District on all architectural designs and retain the traditional character of the Kneeland Street Corridor. In the end, both presenters urged our community support to their study project.

梁志生及亞圖勞先生報告大會，他們的聯盟在這以上題目已進行許多次的研究，探測及社區會議。華埠牌坊聯盟已達到下列幾個初步結論：（1）在這個地段區接近唐人街及皮革區的範圍，建築物的高度應受限制；在偏離的範圍中建築物的高度限制可以放鬆（2）任何發展應提供本地居民及小商業團體經濟利益和機會（3）用地比例應偏重高百分率的露天空間及公園設施（4）發展計劃應與唐人街及皮革區現存的建築風貌相吻合及盡量保持尼倫街商業走廊的傳統風貌，結論時兩位發言人呼喚社區支持他們的南灣研究計劃。

III Minutes of July 31st, 2007 Board Meeting & September 6th 2007 Special Meeting

2007年7月31日董事會紀錄及2007年至9月6日特別會議紀錄討論

On the 7-31-2007 minutes, Directors Kee Soon Lee and Henry Yee pointed out several Chinese typographical mistakes (**Kee** Soon Lee on Page 7 & 11, Letter of **Intimidation** on P. 18), **Yr 1994** was omitted in paragraph 2 of P.16, **12 floors** was mistyped as 10 floors on P.10 and on Front page: **7:00pm** should be added to reflect actual time of commencement of board meeting. On Page 4, Chairman Wing should be amended as Chairman Wong. Final note, the record misstated that "Each member organization may only nominate 2 candidates". D/Peter Chan suggested to correct the misstatement during Election Committee discussions and keep the record intact. Then D/Alan Chow motioned, D/Che and D/Peter Chan seconded to approve the minutes. On approving the 9-6-2007 Special Board Meeting minutes, Members pointed out that Chinese names of D/Bill Moy & D/Frank Wong should be retyped with proper Chinese characters. Sce/Chan agreed to make all such corrections. Then D/Peter Chan motioned, D/Jack Yee and D/Wendy Eng seconded to pass it. The board accepted both minutes upon the motion passages.

李奇舜及余仕昂董事指出以下在2007年7月31日董事會紀錄中的抄寫錯誤：

第七頁及十一頁中“李其舜”應改為“李奇舜”；十八頁的“控嚇信”應改為“恐嚇信”；十六頁第二段中應加上“1994年”；第十頁中的“四十個單位樓高十層”應改為“四十七個單位十二層”；在首頁中的開會時間應改為“七時正”；第四頁英文版的“Chairman Wing”應改為“Chairman Wong”；對於“每團體成員只可提名兩位候選人”的錯誤陳述，陳建立董事提議保留紀錄完整，不予更改，將以上錯誤陳述留待選舉小組討論時再予澄清。隨後鄒國綸董事動議陳建立及謝中之董事附議，大會通過紀錄。有關2007年9月6日特別董事會紀錄，董事成員指出“陳灼鑒”及“黃健”董事的中文名應改為“陳灼鑒”及“黃國健”陳秘書答應作以上更改。之後，陳建立董事動議，余積堯及劉小芸董事附議，大會通過這份紀錄。

IV President's Report

主席報告

In response to the American Legion's letter to urge CCBA to seek a quick settlement on the civil case of Bowers/Steven Kwong Vs CCBA, President Michael Wong informed the board that the case is very close to final dismissal and there won't be any future and heavy legal cost imposed on CCBA because the case is reaching its final closure stage. He announced that Republic of China's National Day banquet will be held on October 8th 2007 at the Emperor Garden Restaurant for Chinese overseas compatriots. Each table cost \$250.00. ROC flag raising ceremony will be held on 10-6-2007 and ROC's cocktail party celebration will fall on 10-5-2007. D/Chung Chi Che quipped that since CCBA rejected to house the ROC flag last year, then it shouldn't get involved in promoting ROC festivities. Pres/Wong took the ROC events update merely as a courtesy of reporting community events, not a political endorsement

對於退伍軍人會致函中華公所盡快結束寶力公司及鄺青峰控訴中華公所的民事案件的要求。黃主席匯報大會，這件案件已接近終決的階段，很快會完全結案。中華公所已無須再負擔進一步的律師費用。所以無必要再擔憂這件事的負擔。隨後主席宣佈中華民國海外僑胞國慶日晚宴，將訂於2007年10月8日在帝苑酒家舉行，每席\$250；升旗典禮訂於10月6日；雞尾酒會則訂於2007年10月5日。謝中之董事笑謂既然去年公所已否決重掛中華民國國旗，為何現今又涉及推廣中華民國慶典事項。黃主席答：報道中華民國事宜只屬報道社區事務範圍，并非推廣任何政治立場。

V Finance Committee Report

財政報告

1. Treasurer Gilbert Ho reported that David Thin Wong & Mrs Wong donated \$1,000.00 to the Crime Watch Program. Ms Alice Hong Chan also donated \$100.00. He then referred the board to his financial summary hand-out and continued to recite the summary content. When reporting the legal cost (\$6,500.00) of defending against Joseph Wong and the Asian American Commission's query on the Tai Tung Village Sale process. D/Kee Soon Lee was surprised at the high legal cost. Pres/Wong felt it was moot to revisit an issue that was previously approved by the board. Sec/Chan concurred that CCBA could draw some lessons from the ordeal but added that CCBA was the defensive party, not the instigator.

財政何遠光報道，黃官羨先生及夫人捐助了一千元給反罪惡巡邏運動；陳小姐（Alice Hong Chan）也捐助了一百元。跟著他宣讀已向大會派出的財政大綱。當報道到為反駁亞美公署黃鷹立質詢公所大同村事項而開支了六千五百元律師費時，李奇舜董事對此費用感到驚奇，但因為此事事先曾由大會通過，所以黃主席認為此事無須再三討論，陳秘書認為中華公所應在這件事情上吸收教訓，但中華公所始終在這事件上是處於被動并非公所制造出來的麻煩。

2. On the surplus side, Treasurer reported there was a refund of about \$40,000.00 refund for CCBA's Waterford buy-out. After paying off all closing cost, the balance of the refund shall go to the SCM fund.

在盈餘方面，財政報道華福樓的買賣成交有四萬元的退款。當找清成交費後，退款的盈餘會完全撥入 SCM 的基金。

3. Regarding Paragraph 6/Financial Summary's reportage of CCBA's paying off of the entire \$110,000.00 loan to Kwong Kau School in September of 2007, D/Nick Chau reminded the board to add a proposition, "from" after "CCBA borrowed".

在財政報告的第六頁，提及公所在2007年9月中已將欠中華廣教學校的十一萬元貸款完全還清。周樹昂董事指出，要在財政大綱英文版中應加一個前置詞“from”

4. At the conclusion of reciting the financial summary, Treasurer Ho submitted the Income/Expense Statement & Balance Sheet of October 2006 to August 2007, along with his Treasurer

Summary report dated 9-25-2007 for the board's approval. D/Peter Chan motioned, D/Michael Wong and Reggie seconded; and the board accepted the above reports.

在宣讀完財政大綱之後，何財政將2006年10月至2007年8月的收支表／平衡表及財政大綱提交大會。陳建立董事動議，黃主席及黃述沾董事附議，大會隨即接受這三份報告。

IV Asset Committee Report

物業小組報告

1. Sec/Kai Lau reported Tremont Village's July of 2007 grossed an income of \$5,993.00 which exceeded its expenditures of \$2,533.00. Up to that period, the property has not encountered any financial problem of major impact.

劉秘書報告天滿村2007年7月的總收入是\$5,993.00出現盈餘\$2,533.00直至該月份天滿村未遭遇嚴重財務問題。

2. In August of 2007, Waterford Development grossed \$69,221.00 of income and it exceeded its expenditures of \$30,538.00. The property's formal transfer date to CCBA ownership was June 19th 2007. So far, the property's finance is in good operating financial condition.

2007年8月尾華福樓總收入有\$69,221.00遠超過\$30,538.00的開支。華福樓物業正式在2007年6月19日轉契為中華公所物業，直至目前為止，它的財政操作情況尚為不俗。

3. On Tai Tung Village status: TTV's July income was \$284,050.00. Commercial units made up \$41,562.00 of the total. It remained \$47,060.00 under the annual budget at that point. August total income was \$284,167.00 and incurred a monthly deficit of \$28,892.00, but annually, August still maintained \$18,120.00 under annual budget. TTV's principal mortgage balance is about \$1,702,000.00, its capital reserve fund sits around \$1,722,923.00. The Flex Loan amount owed is about \$360,000.00. Window replacement project has been completed in all residential units. 12 common stairways' windows' replacements will start on the following Monday. The entire project only incurred a deficit of \$88,850.00. Sunshine Daycare has taken occupancy of a commercial unit in September of 2007. Therefore, subsequent rental income will increase in coming months. There will be one empty commercial unit to let once Winn Management returns to their own office. TV Satellite installation will draw \$30,000.00 from TTV's reserve fund. The plan has been approved by HUD. Sale of TTV to tenants will be discussed in coming weeks and on 8-24-2007, CCBA lawyer had corresponded to the BRA that CCBA need more to negotiate with TTV tenants and to discuss it among directors.

大同村現況：大同村七月份的收入為\$284,050.00。商業鋪位收入佔\$41,562.00。七月份的開支狀況，比全年預算數字低\$47,060.00。八月份的收入為\$284,167.00商業鋪位收入佔\$41,562.00。八月份的開支狀況，比全年預算數字低\$18,120.00。大同村主要的按揭欠款\$1,702,000.00其儲備金數字大約有\$1,722,923.00左右。尚欠彈性貸款數字約為

\$367,000.00, 自從 2006 年春季以來, 榮氏一直沒有繳交每月公款, 劉秘書表示會跟進這事情。住宅單位的窗戶更換工程已全部完成, 尚餘十二個公用樓梯間的窗戶更換工程將在下星期一進行。整項工程會有\$88,850.00 超支。日光托兒所已在 2007 年 9 月入伙, 故此以後商戶租金將會有所增長。當榮氏管理公司搬回原辦公地點之後, 將會由有另一商業空舖出租。小耳朵的三萬元裝置費用會從大同村的儲備金中支出。這項用款計劃已得到聯邦房屋發展局批准。大同村售賣給居民的事項將會繼續討論, 中華公所律師已在 2007 年 8 月 24 日致函重建局, 知會對方公所需要更多時間與居民和董事討論有關售賣的事項。

4. On the Oxford/Ping On lots, Sec/Kai updated that CCBA had accepted Hudson Group's offer to purchase the lots at \$535,000.00 and CEDC shall use the lots to develop 47 units of low income housing, plus a few commercial units on the ground level. CCBA lawyers are currently
5. working the P & S agreement (based on our CCBA's April,2007 agreement version as the blue print). The transaction was approved by our special board meeting held on 9-6-2007.
關於牛津道及平安巷地段, 劉秘書報道公所已接受乞臣集團的\$535,000.00 購買價(另包括不可退回的\$35,000.00 訂金), 并且華經會會將這兩地段發展為四十七個低收入單位的公寓(建築物樓下將建數個商業舖位)。公所律師現正根據 2007 年 4 月公所訂出的買賣合約藍本來處理合約條文, 此土地成交是在 2007 年 9 月 6 日的特別大會通過的。

V Audit Committee

核數小組報告

Auditor/Wendy Eng has signed off the financial reports and no question was raised.

核數小組報告: 劉小芸簽批財政報告, 大會無人質詢。

VI Silver Line Committee Update

銀線小組報告

Chair/Chung Chi Che stated that wherever location the MBTA choose as its portal or tunnel for the Silver Line Project, it will be close to or within Chinatown community. The negative impact of the construction of the portal and tunnel shall outweigh its benefits to Chinatown. Besides, he feels Chinatown is already very accessible to major subways (Orange, Green, Silverline & Red Line stations), therefore, Chinatown doesn't need to absorb the construction impacts of the future Silver Line project.

召集人謝中之董事提出, 麻省鐵路局無論在任何地點選擇為銀線工程隧道出口, 這地點必然都很接近或在華埠社區範圍, 隧道出口工程所帶來的負面影響, 必然超過其可以帶來的好處。其次, 他覺得華埠已非常接近主要地鐵路線(橙線、綠線、紅線及銀線車站)故此唐人街無須再飽受銀線帶來的壞處。

VII Election Committee Issues

選舉小組報告

1. Sec/Chan informed that the board that the Election Committee, after close consultations with various directors, has selected 10-31-2007 as the deadline for Nomination submission and 12-6-2007 as the Election Day. D/Kee Soon Lee wanted to clarify the closing hour on the

nomination deadline day. Sec/Chan replied that it will be abiding common practice of holding the deadline till CCBA's office closing hour at 6:00pm. Also, the Election Day's voting hours shall be from 9:00am to 6:00pm. Then Sec/Chan motioned, D/Henry yee and Pres/Wong seconded, the board approved the above mentioned time and dates for our Official Yrs 2008-2009 Executive Directors Election's nomination and voting dates.

陳秘書報告：經過密切與眾董事磋商之後，選舉小組已定 2007 年 10 月 31 日為推薦候選人的截止日期並訂立 2007 年 12 月 6 日為選舉日。李奇舜董事想澄清候選人的截止時間，陳秘書答根據普通慣例，截至時間當與公所下班時間下午六點為準。選舉日的投票時間是從上午九時至下午六時正。陳秘書隨後動議，余仕昂董事及黃主席附議，大會通過以上時間和日期為 2008 年至 2009 年任期的公所職員競選有效日期和時間。

2. Pres/Wong corrected the minutes statement that member organization may nominate only 2 candidates for the Executive Directors election. In fact, member organization can nominate up to 5 total candidates, one for each position. However, on each open position, member may only nominate one candidate.

黃主席更正會議記錄中提及每一公所成員機構只能推薦兩位候選人的陳述，事實上每個成員機構最多可推薦五位候選人，但在每個待選的職位只能推選一位。

3. The board then engaged in a long discussion on Rule 6 of the nomination form where it states that "CCBA does not allow more than 2 elected candidates of the same family organization's last names to assume office". Most directors, including Betty Wing, Reggie Wong, Ed Chiang, Paul Chan, Roman Chan, Alan Chow, Robert Leung, Peter Chan, Henry Yee, etc., spoke on this topic in great length and offered their insight to interpret this rule and its application. The discussion has come down to the following opinions by the board's majority. **A.** This rule is written in the by-law and must be observed in strict compliance. **B.** If 3 or more candidates of the same last names are elected, CCBA can only accept 2 elects and advise the nominating members and the 3 elects to work among themselves to decide who should take the elected seats and who should withdraw. **C.** In response to D/Betty Wing's presented scenario that if 3 candidates of the same family names got elected, but they were nominated by 2 different organizations; then who will come out to mitigate which organization can keep its seat(s) or which organization cannot keep its seat(s). D/Robert Leung and D/Peter Chan, as members of the Election Committee replied that the committee had formulated a proposal to suggest CCBA to accept elected candidates by position order and ranking in this scenario (The initial order are ranking President as #1, Chinese Secretary as #2, English Secretary as #3, Treasurer as #4 and Auditor as #5). By this rule, CCBA would select president-elect first, then Chinese Sec, then English Sec, then Treasurer and at last, the auditor. Once CCBA has selected 2 Elects of the same last names, it will kick out the remaining Elect(s). But Roman Chan and Paul Chan had reservation on selection by ranking of positions and advised the board not to approve this ranking measure right away. **D.** Election Committee should advise and alert candidates and member organizations when there are multiple nominated candidates who are of the same last names, but they would not arbitrate on who should move on or who should drop out. **E.** Since majority directors are deferential to CCBA tradition and its by-law, the board chose not to take any measure to remedy the technical problems that this rule might create. They feel the rule serves good ethical restraint on maintaining CCBA's balanced representation by member organizations.

大會跟著大會花了長時間討論推薦表格的第六項條例，該條例提到：中華公所不可接納超過兩位具某姓氏機構的相同姓氏當選人來任職。大多數董事包括伍碧香、黃述沾、蔣

宗壬、陳家驊、陳仕維、鄒國綸、梁添光、陳建立、余仕昂等董事都在這問題發表意見及分析這條例的見解和運用。討論意見歸納如下：①這條規則出自公所章程，故應完全遵守。②如有三個相同姓氏的候選人當選的話，公所只可接受其中兩位當選人，並提醒推薦機構及三位當選人互相磋商然後決定誰應該退席。③伍碧香董事提出以下情況：當有三位同姓氏候選人是由兩個不同機構推薦出來，而又同時當選時，誰有權站出來調停某一機構該保留其當選席位，或某一機構該放棄其當選席位？有見及此，選舉小組的梁添光及陳建立董事陳述：小組提議有一方案，即公所在此情形下，按職位次序取捨當選人（初步訂立次序如下：主席為優先的一號；中文秘書位二號；英文秘書為三號；財政為四號；核數為五號）根據這個次序公所會先接受主席當選人；隨後中文秘書；隨後英文秘書；隨後財政；最後是核數。當公所接納滿了兩位同姓氏當選人之後，就讓餘下的當選人請退。陳家驊、陳仕維兩位董事對由職位選擇的方案有所保留，並建議大會不要立即接受這個方案。④當有眾多相同姓氏候選人出現時，選舉小組應忠告及提醒推薦團體，但選舉小組不會裁定誰應繼續進行，或誰應該退出。⑤因為大多數董事對中華公所的傳統及章程都非常重視，故此大會決定不採取任何措施去彌補這條例帶來的技術難題。他們覺得這條例有維持公所成員達到平衡代表權的好處。

VIII Final Topic

最後題目

Pres/Wong reported that CCBA tenant at 90 Tyler Street's basement unit, the Cantonese Music Society, due to financial difficulty, has tendered an offer to renew their annual lease at a reduced rate of \$650.00 per month. Due to the good tenancy record of the society, their conservative use of the building and their tolerance of water leaks into their rental space on numerous occasions, the board took a favorable position towards the society. Then D/Henry Yee motioned, D/Alan Chow and Sec/Chan seconded; and the board approved the reduced rent offer.

黃主席報告公所大樓的土庫租客廣東音樂會最近向公所要求，將他們的月租由每月 \$880 元減至 \$650。並要求訂立一年期的新租約，因為廣東音樂會是一個很好的租客，對租用範圍使用很有節制並寬容公所大樓多次漏水造成他們的諸多不便，故此大會對他們也報以友善的立場，經余仕昂董事動議，鄒國綸及陳國華附議後，大會通過減租及訂立新租約。

At 9:45pm, D/Che motioned to adjourn the meeting and was the board seconded and approved the motion instantly. Then Pres/Wong adjourned the meeting.

九時四十五分時謝中之董事動議散會，何遠光及劉小芸附議大會通過，黃主席即時宣佈散會。