

# 紐英崙中華公所

Chinese Consolidated Benevolent Association of New England

## Board Meeting Minutes of November 25th 2008

二零零八年十一月廿五日董事會議紀錄

Date: November 25<sup>th</sup>, 2008, Tuesday, 7:15pm

日期: 二零零八年十一月廿五日下午七時十五分

Place: CCBA Conference Room

地點: 中華公所會議廳

Chair: President Gilbert Ho

主持人: 何遠光主席

Recorded by: Simon Chan & Wendy Lau

紀錄者: 陳國華 / 劉小芸

Attendance: 38 Board Directors (Met Required Quorum)

出席人數: 38 位董事局成員(數目符合法定人數)

### I) Guest Presentations 專題講座

To commence the meeting, President Ho introduced John Roberto and Sarah Cluggish of Tufts Medical Center to speak on the topic of Renewal of Institutional Master Plan of Tufts Health Sciences Campus (situated in Chinatown). Mr. Roberto explained to the board that the renewal plan does not include any new project or expansion, it merely deals with the face-lift, interior improvement and remodeling of the existing campus buildings, except for a small park development behind the Chinatown Education Center. Director Henry Yee cautioned that Tufts medical center should not embark on building any new biological research laboratory facilities that might pose health hazards to the Chinatown community. D/Nasi Wong clarified that D/Yee was referring to level-3 research laboratories. Roberto assured the board that no new laboratory plan has been mentioned in the renewal plan's filing. D/Man Ho Chan and a few directors voiced the concern of Tufts Dental School's growth could bring in more demand to the limited parking capacity around the community. In order to avoid competing for parking spaces with local residents, Roberto replied that Tufts has been renting additional parking spaces in the Theatre District for their employees. D/Che suggested the renewal construction projects should hire some local Chinese residents. Roberto said that the Tufts contractors have been complying with local hiring regulations and rules. Barbara Rubel of the Tufts also attended the presentation. The board gave the Tufts presenters a round of applause at its conclusion. Pres/Ho added he has been invited to join the Tufts' Impact Advisory Committee. He would use his advisory position to present community concerns and feed back our community on issues of interests.

何主席在七時十五分宣佈開會，他首先介紹塔芙茨醫學中心的勞伯圖先生及谷莎拉小姐向大會致詞，題目是“醫學中心整體計劃的重新修訂”。勞伯圖先生解釋，這項重新修訂計劃並不包括任何新的建設和擴張，主要是涉及外牆的翻新、校園建築物內部的改善和維修，唯一例外是在華埠教育大樓旁建設一個小公園。余仕昂董事警告塔芙茨醫學中心不應該作出任何新的生物研究院或實驗室的擴建計劃。因為這些建設可能會危害市民健康。黃納思董事補充說，余先生擔心的是那種三等水平的實驗室，勞伯圖先生向大會保證重新修訂計劃中並不包括任何新實驗室的擴建。陳文浩和數位董事表示塔芙茨大學牙醫學院的擴建，會令到華埠有限的停車位供給更加緊張，勞

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伯圖先生解釋，醫學院在劇場區已增加租用足夠的停車位，避免與市民爭用車位。謝董事建議醫療中心應該在修訂計劃內的建築工程中聘用華埠居民。勞伯圖先生說塔芙茨的承建商有遵守聘用當地居民的條例及規則。隨後塔芙茨的魯佈小姐也出席講座，講座完畢後，大會報以掌聲。其後，何主席報告他已被邀請加入塔芙茨醫學院與重建局共同成立的《社區影響諮詢委員會》他會運用這個諮詢職位提出社區關注的題目，及匯報涉及社區利益的題目。

## II) Approval of 9-30-2008 Meeting minutes 通過九月三十議會紀錄

1. D/Che pointed out that “Kou Ming Tong Flag” in item 3 (Chinese version) of Page 6 should be amended to Republic of China Flag. 2. He also corrected the Chinese spelling of his middle name on Line 40 of Page. The board accepted his corrections. D/Lili Mei then motioned, D/Nasi Wong and D/Reggie Wong seconded, the board approved the minutes.

1. 謝中之董事指出在第六頁第三項中所提及的國民黨旗應改為中華民國旗。
2. 第六頁的最後一行，謝宗之董事應改為謝中之董事。梅麗梨董事隨後動議，黃述沾及黃納思董事附議大會通過會議記錄。

## III) President Report 主席報告：

1. Pres/Ho congratulated D/Michael Wong and D/Gock L Wong to have assumed the co-president posts of the Wong Family Association of this year. He also congratulated the re-election of two current presidents of the Yee Fung Toy Association.
2. Pres/Ho reminded board members to fill out, sign and submit the Disclosure Statements of Conflict of Interest as well as the CCBA Member Organization Registration Forms.
3. During the last board meeting, the board misstated that new CCBA member, the Tai Shan Community Association's board director could motion or vote on board resolutions in the first two years. After checking the by-laws, Pres/Ho clarified that in the first two years, new organization directors cannot motion nor vote on any board motion or resolution.
4. Pres/Ho informed the board that the Chinese Chess Club members have done \$3,500.00 worth of plumbing repair and improvement works in our CCBA main building. The club won't bill the CCBA and treat this as a donation. Pres/Ho commends the generous contribution.
5. On October 18<sup>th</sup> 2008, the Forest Hills Cemetery Committee met with the cemetery's board of directors. The Forest Hills board indicated that they would co-operate with our committee and respect Chinese traditions and customs. Our committee told the FH board that we don't intend to take over the FH board. We just hope the operations there would improve and deficit figures would reduce. The board agreed to meet with committee again in December. Pres/Ho would update the board on the meeting afterwards. Pres/Ho then informed that D/Peter Chan had resigned from the Forest Hills Committee's chairmanship. D/Bill Moy has taken over the chair. He thanked D/Chan's efforts of turning in high number of Chinese FH lot owners registration forms. Lee and Yee family associations have also been turning in a lot owners registration forms. With more registration forms in hand, CCBA would have a greater voice to negotiate the FH board to improve their operations and respect our Chinese customs.
6. Pres/Ho announced that the next CCBA board meeting date will be moved up to January 20<sup>th</sup> 2009 from the regular meeting date of January 27<sup>th</sup> 2009 because January 27<sup>th</sup> is the day after Chinese New Year Day. Traditionally, CCBA holds annual New Year banquet on the following day of the Chinese New Year Day. Therefore, Pres/Ho follows the tradition and sets January 27<sup>th</sup> 2009 as the banquet date.
7. Chew Lun Family Association and Sam Yick Family Association are preparing to consolidate their local chapters in Boston Chinatown. Chew Lun Assn represents family names of Che (Tse), Hui, Tam and Tem. Its local kinsmen can obtain membership registration forms from D/Che, Mr. Hui of the Wai Wai Restaurant or Mr. Steven Tam of the Ho Kong Bean Sprout CO. Sam Yik Assn represents Kong, Ho and Lai families. Pres/Ho would be the local contact for the Sam Yik families who want to form and join the local chapter.

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8. Pres/Ho reported that most of the classrooms of the CCBA main building have been rented out to community organizations for educational and community amenity purposes. Then he deferred to Auditor/Rick Wong to report the parking lot renovation project.

9. Auditor/Wong used projection slides to illustrate the improvements in the parking lot and spoke on the issue. Number of parking spaces has been increased from 17 to 22. Concrete platforms along the building's back sides have been set back three feet so that substantial room were expanded and created for vehicles' parking and turning around. New and additional bollards were installed to protect the iron fence and to guard snow piling area. After the parking lot report, Auditor presented to the board his hand made wooden podium. It was a beautiful piece of furniture of professional caliber. He donated the podium to the CCBA. The board gave him a round of applause.

1. 主席恭賀黃國威及黃國麟董事接任今年度的黃氏宗親會正副主席。並恭賀余風采堂兩位連任主席。

2. 主席提醒各董事成員要填報利益聲明書及公所成員登記表。

3. 在上次會議中，大會錯誤提出新接納的台山聯誼會在開始兩年內，有權動議及表決大會事項，經審閱大會章程之後，何主席澄清新會員在起初的兩年內不可動議及表決任何事項。

4. 主席報道中國象棋會已為公所義務修整及改善土庫洗手間的排水設施，義務工程的市價約值三千五百元，象棋會不收分文。主席贊揚象棋會的慷慨捐助。

5. 在2008年10月18日森林山墓園小組贈與墓園董事局開會，森林山墓園董事局表示將會與小組合作並將會尊重華人的傳統及習俗。小組向董事局表明，華埠并無意接管森林山董事局的意圖，我們只希望該處的運作會得到改善並望赤字將會降低。森林山董事局同意將會與小組在十二月中再次會談，何主席會將把會談結果向大會報告。陳建立董事因事務繁忙，故此請辭召集人職位，陳卓鑾董事將接任小組召集人職位。何主席感謝陳建立董事收集多份森林山墓園華裔產權人員登記表的貢獻。李氏公所及余風采堂亦收集了多份的登記表。而只有我們收集到越多的登記表，我們才能有力的要求墓園董事局改善他們的運作和尊重華人傳統習俗。

6. 何主席宣佈下次董事局會議會由原定的2009年1月27日提早至2009年1月20日。原因是今年的1月27日正是今年農曆年的年初二，而公所傳統春宴日期都是在年初二。 — D/Che → Tse

7. 昭倫公所及三益公所正籌備在波士頓華埠落實成立分會，昭倫公所是代表譚、談、許、謝四個姓氏的宗親會，有興趣登記加入該宗親會的人士，可向威威餐館的許揚威、濠江芽菜廠的譚柏倫或謝中之董事處索取登記表格。三益公所是代表江、何、黎三個姓氏的宗親會，它的本埠聯絡人就是何主席。

8. 公所大樓的課室已大部分租出給各團體，作為教育及社區康樂活動的用途。接著何主席請核數黃光野報告翻修停車場的情況。

9. 核數員黃光野用幻燈片向大會解釋停車場的改善情況：停車位的數目有原來的17個增加到22個；在大樓旁的混凝土平台收窄了三尺從而擴大了停車場的有效面積，令車位空間及移動範圍加寬不少，還安裝了新的圓鐵柱用以保護鐵欄和分隔堆雪位置。停車場報告完畢後，核數員黃光野向大會展示他親手制作一張美觀精致的柚木講台，並把它捐贈公所。與會董事們報以熱烈掌聲。

## IV) Vote to Accept one of the Following Three Executive Directors' Pay Raise Motions.

大會表決接受以下三項職員加薪動議之一

Pres/Ho brought up the three motions of pay raises suggested in the last board meeting and asked the board to vote on them. The following are the voting results.

1. D/Reggie Wong's Motion: Raise Auditor's Monthly Pay to \$250, Raise President's, Secretaries' & Treasurer's Monthly Pay to \$400 **Result – 2 Votes**

2. D/Michael Wong's Motion: Raise Auditor's Monthly Pay to \$300, No Raise on Other Positions **Result – 21 votes**

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3. Finance Committee Recommendation: Raise Auditor's Monthly Pay to \$250. No Other Raise.

## Result – 0 Vote

The board voted to pass to the 2<sup>nd</sup> motion with over-whelming majority and raised the salary of auditor to be \$300.00 per month, effective January 1<sup>st</sup> 2009 and denied pay raise to any other executive positions.

1. 黃述沾董事動議：核數月薪加至\$250；兩秘書、財政及主席各月薪加至\$400（贊成 2 票）

2. 黃國威董事動議：核數月薪加至\$300。其他職員維持不變。（贊成 21 票）

3. 財務小組建議：核數月薪加至\$250。其他職員維持不變。（贊成 0 票）

結果大會接受第二項動議，將核數員薪金加至每月三百元。從 2009 年 1 月 1 日生效。其他職員并無加薪。

## V) Discussion on Updating Appendix A (CCBA Membership List) of CCBA Bylaws

討論將公所目前有效會員的名單補充加入公所章程

Due to the events of membership additions and subtractions in the recent years, CCBA membership list on the final page of the by-laws has a need to be updated (See attached), Pres/Ho presented an updated membership list for the board to review. To correct the list, D/Gock L Wong pointed out the Chinese word "Descent" was missing in the Chinese version of the American Legion Chinatown post 328; and that 2 extra commas in the English version should be taken out. D/Hung Goon pointed out that Goon Family Association should be typed as Goon Shee Association. D/Lili Mei pointed out that Moy Shee Family Association should be re-typed as New England Moy Shee Association. D/Albert Li pointed out Chinese Merchant's Association's Chinese named was misplaced as "Leung On" instead of On Leung. D/Henry Yee, D/Che and D/Robert Leung suggested the old order of listing should be preserved. That means new member, Tai Shan community Association should be moved down to No.19 spot from the current No.14 spot. They claimed that order of the listing do not indicate order of importance, but preserving the existing order is like preserving the tradition and history of the CCBA and it is just a natural move to add new member at the end of the list. D/Michael Wong suggested that Family Associations' list should be presented above the community organizations list. Pres/Ho adopted the board's consensual opinions of preserving the existing order of membership listing, new members succeeding the existing order at the bottom and that family associations' list should precede before the organizations' list.

因為近年來公所成員機構有所增減，故此公所章程的成員名單（請參閱附件）需要加入新成員名單。隨後何主席提交一份新名單給大會審閱。在名單中，黃國麟董事指出，“波士頓華人退伍軍人會”應寫為“波士頓華裔退伍軍人會”軍人會的英文版名稱不應帶有逗點符號；阮鴻燦董事更正阮氏公所的英文寫法；梅麗梨董事指出：“梅氏公所”的英文版應在前面加紐英倫地區名稱；李厚鵬董事指出，“安良工商會”被誤寫為“良安工商會”；余仕昂董事、梁添光及謝中之等董事提出章程裏的新舊成員名單的先後順序應予保存，故此，台山聯誼會在社團會員名單中應有 14 號移到最新的 19 號次序。他們認為雖然排名不分先後，但保留原來次序的先後，正如保持公所的歷史及傳統是一項自然的舉動。黃國威董事提出，宗親會員的名單應該排列在社團會員之上。何主席接受大會的共識意見，新版將保留舊名單排列次序，宗親會員的名單將排列在社團會員之上。

## VI) Finance Committee Report 財政報告：

1. Treasurer/Wing Kay Leung submitted financial reports and statements to the board. He stated that due to the full payments of the parking renovation cost have already been paid out, the September/October income statements presented a deficit of \$15,560.11. Without the extraordinary parking lot improvement expenses (\$27,500.00), the previous two months would have presented a healthy surplus. So far this year, the annual operating figure has produced a surplus of \$62,000.00
2. The balance sheet figure, after CPA's adjustment to base it on the new fiscal year of 2007 (from

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October/2007 to September/2008), is set at the figure of \$2,991,226. But this figure could be adjusted again after our CPA's annual audit.

3. The crime Watch operating fund is currently down to about \$9,800.00. This figure can sustain the Crime Watch activities for 6 to 7 months. Crime Watch would hold some fund raising events in the coming year.
4. Treasurer thanked D/Reggie Wong's effort of arranging the C-Mart to donate the \$1,351.00 legal fee that CCBA had incurred during the lease assignment process of the 50 Herald Street property. The board gave D/Reggie a round of strong applause.

To conclude the financial report, D/Michael Wong motioned, D/Na Si Wong seconded, the board approved the board financial statements.

1. 財政梁永基將財政報告提交大會，因為翻修停車場的工程費用已全部繳交承建商，故此，在九月至十月的月結單中出現\$15,560.11的赤字，假如沒有這項投資工程的開支(\$27,500.00)，這兩個月是本應該會有的盈餘。從年頭到如今，公所的贏餘約為\$62,000.00。

2. 根據會計師調整了2007年的財政年度後（由2007年的10月份至2008年的9月份）公所的資產值估計為\$2,991,226但這個數目經過每年度的會計師核數後，可能會有所調整。

3. 治安巡邏活動的經費現只剩下\$9,800.00左右，這筆款項可維持六至七個月的巡邏活動。巡邏隊將會在新的一年舉行籌款活動。

4. 財政感謝黃述沾董事安排中國超市捐贈\$1,351.00律師費用的努力。這項費用是公所將先鋒街50號物業租約簽讓給中國超市過程中付出的。大會向述沾報以掌聲。

隨後黃國威動議黃納思董事附議大會接受提交的財政紀錄。

## VII) Asset Committee report 物業小組報告

1. English Secretary/Simon Chan presented the bi-monthly statements of Waterford Place and Tremont Village to the board. From January 2008 to October 2008, Tremont Village has a deficit of \$7,786.00 and Waterford Place has a deficit of \$10,949.00. Tremont Village has placed 3 units into remodeling and repairs for several months. Once they are put back to the market for rental, the income will offset the deficit. Waterford Place also has units unoccupied for transitional repairs and change of tenancy. The deficit will disappear once the units are occupied. In addition, the recent Waterford's parking lot improvement has attracted more parking tenants to rent its spaces. In future, the lot will yield more income to the development.
2. Tai Tung Village has solid bi-monthly statement. Engineering design works have been done to its heating boiler system. The design involves several factors and requires to co-ordinate with the Make-up air system of the buildings. That's why it took a longer time than anticipated, but the final plan will come out soon. Once the final design plans are done, TTV will then solicit engineers and contractors to install the new system. TTV management estimates that the system replacement work should start in spring of 2009.

1. 陳國華秘書將華福樓與天滿街的雙月報告提交大會，從2008年1月至10月為止：天滿村的赤字\$7,786.00；華福樓的赤字是\$10,949.00。因需要維修的緣故，天滿村三個單位丟空了數月，當這三個單位能夠租出之後，租金收入會立即抵消赤字。華福樓也有數個單位因維修及租客遷出丟空數月，同理當單位租出後，赤字會很快消失。另一方面，華福樓的停車場亦已修建翻新，它將會為華福樓帶來更多的出租車位收入。

2. 大同村的雙月報告有很健全的財政月結單，改善屋村熱水爐系統的工程設計工作正在進行，設計需要涉及多個因素及與內部空調系統協調，故此比原訂時間拖長了一些，但最後設計版本將很快完成。當後設計版本完成之後，大同村就可以招募工程師和承建商前來安裝新的系統。大同村管理處估計這項更換系統工程將可在2009年春天開始。

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## VIII) Vote on the Winning CCBA Logo Competition 表決中華公所會徽設計比賽的得獎人。

The CCBA logo competition has drawn very enthusiastic response from our community. By deadline, CCBA has received 81 competition designs. Pres/Ho presented the entire designs package to the board and asked the board to pick the winner. For fairness sake, in the selection process, all designers' names and identities were not disclosed. Firstly, the board selected 14 designs out of the 81 pieces. Then in the 2<sup>nd</sup> round, the board eliminated the runners-up to 5 designs. Finally, the board chose the Design, numbered 68, as the winner. After choosing the winning design, the board proposed to ask the designer to present the logo in several color combination formats (like Red/Blue, Red/yellow, Black/gold, etc.). Color formats will be adopted on logo badges and organization flag. On CCBA letterhead, black and white logo will be adopted. 中華公所的會徽設計征選活動引起社會的熱烈反映，在截止日期時已收到 81 份設計投稿。為公平起見，在挑選過程中，所有設計作者的名字和身份都不公開，在初選時董事局從全部 81 個設計圖案中選出 14 個。隨後在初選作品中再選出 5 個，最後大會推選了編號 68 號設計為當選作品。決定勝出的會徽圖案之後，大會建議作者試用多種不同用色（例如紅與藍；紅與黃活黑與金…等）的方案展示，色彩方案將用於公所旗幟及徽章，公所信箋等將採用黑白顏色。

## IX) Members Events Update 社區成員活動報告

1. Pres/Ho informed that this year's Christmas tree lighting ceremony will be held on Sunday, December 7<sup>th</sup> 2008, 1:00pm at Philips Square (intersection of Harrison Avenue & Essex Street). Mayor Thomas Menino will preside the ceremony.
2. The Chinatown Main Street will host a fund raising dinner at the Empire Garden Restaurant on January 17<sup>th</sup> 2009.
3. D/Lili Mei informed that the New England Moy Shee Association will hold their annual Chinese New year Banquet on February 8<sup>th</sup> 2009 at the China Pearl Restaurant.
4. The Asian Community Development Corporation will hold their 21<sup>st</sup> anniversary celebration party at the Hei La Moon Restaurant on December 2<sup>nd</sup> 2008. The admission is free to all community leaders, but RSVP is required
5. D/Michael Wong informed that the Kwong Kau Chinese School will hold an annual fund raising dinner at Empire Garden Restaurant on December 13<sup>th</sup> 2008
6. Michael Tsang and Ms Luk of the Falun Gong Group informed the board that they will hold a "Divine Performing Arts" event at the Opera House (downtown Boston) on 10<sup>th</sup> and 11<sup>th</sup> of January, 2009. They asserted that the performing arts program is very entertaining and critically acclaimed. Tickets should be purchased through local contacts of the Falun Gong.
  1. 何主席報告今年聖誕樹的點燈儀式，已訂在 12 月 7 日下午一時在菲力史廣場（即哈利臣街和益石士街交界）到時市長萬寧諾會主持典禮。
  2. 華埠主街機構將會在 2009 年 1 月 17 日舉行籌款晚餐，地點是帝苑酒家。
  3. 梅麗梨董事報告梅氏公所將會在 2009 年 2 月 8 日假座龍鳳酒樓舉行春宴。
  4. 亞美發展局將會在 2008 年 12 月 2 日假座喜臨門酒樓舉行 21 週年的年會晚宴，免費歡迎社區領袖光臨，出席者需預先知會。
  5. 黃國威董事報告廣教中文學校將會在 2008 年 12 月 13 日假座帝苑酒樓舉行週年籌款晚宴。
  6. 法輪功的代表曾先生及陸小姐向大會介紹《神韻新年晚會》，演出時間是 2009 年 1 月 10 日和 11 日。地點是在波士頓市中心的歌劇院。他們介紹說這是一個很具娛樂性的藝術演出，並獲如潮好評。門票可從本地法輪功聯絡人購取。

After the updates, D/Albert Li motioned, D/Lili Mei and Sec/Lau seconded, Pres/Ho concluded the meeting 9:30pm. 社區活動報告完畢後，李厚鵬動議散會，梅麗梨附議，主席 9 點 30 分宣佈散會。