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Chinese Consolidated Benevolent Association of New England

Board Meeting Minutes of September 29th 2009

二零零九年九月廿九日董事會議紀錄

Date: September 29th, 2009, Tuesday, 7:15pm

日期: 二零零九年九月廿九日下午七時十五分

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 Eng

紀錄者: 劉小芸、陳國華

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

1. President Gilbert Ho commenced the meeting by introducing Kye Liang of the Chinatown Gateway Coalition to inform the board of an upcoming community meeting at the Metropolitan Building's Community Meeting Room on Wednesday, 9-30-2009. The topic was discussion of Chinatown Master Plan, 2010. Kye Leung invited community residents to attend the meeting to voice their opinions.

主席召開會議，他首先介紹華埠牌坊聯盟的梁志生報道二零零九年九月三十日在信義大樓社區會議廳的社區會議，題目是二零一零年的華埠整體計劃。梁志生邀請所有華埠居民出席會議及發表意見。

2. Pres/Ho introduced Dr. Tzong Shi Lu of the Harvard Medical School to update the board on the Free Health Screening Program. The debut monthly screening will start on Saturday, October 3rd 2009 at the CCBA building. Dr. Lu urged local residents to take this free and beneficial medical screening. Participants do not need to have medical insurance or proper I/D's. It will be run on a first come, first serve basis. After screening, each patient will receive an attending doctor's diagnostic consultation. In the future, this program will even provide free seasonal flu shots and H1N1 flu shots to participants.

接著何主席介紹哈佛醫學院的呂中禧博士向大會報道免費體檢計劃，第一次體檢將在二零零九年十月三日星期六在中華公所大樓舉辦。呂博士呼籲本區市民前往接受體檢這項免費及有益的體檢，參加者無須持有任何醫療保險或身份證明。舉辦者按先到先得的次序提供服務。體檢之後，每個受檢者將會得到當值醫生的檢查結果面談。將來此服務計劃甚至會提供免費季節性流感及豬型流感免疫注射。

3. Rachel Tepperman and Melissa Davis of Girl Scouts of USA spoke on their plan to expand their program to Boston Chinatown. The presenters explained that their goals were to develop the leadership skills, self-confidence and capacity for organization for girl scout participants. They described their excellent credentials in scout recruiting/training and their commitment to serve the girls of our community. Girl Scouts/USA's extension to Chinatown fulfills the program's culture of diversity and inclusiveness. They welcome all aspiring Asian girls to sign up to join them. In addition, they are also recruiting volunteers who are interested to become their program facilitators or directors. The board applauded their presentation.

全美女童軍會的代表狄薇曹小姐及戴維思小姐向大會講述女童軍會向波士頓華埠擴展的計劃，她們

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的宗旨是為參與者發展領袖能力、自信心及組織能力。陳述者在招募及訓練女童軍工作方面有高深資歷，並富有熱忱服務華埠女童的精神。她們歡迎所有有志的亞裔女童參加活動。另一方面她們正在招募有興趣成為童軍訓練員及主任的志願人士。大會向她們鼓掌。

4. Pres/Ho presented to the board copies of two press release documents of the United Commercial Bank Holdings Inc. One pertains to UCBH's corporate re-organization, the other pertains to its Financial Consolidation. He informed that the UCBH has hired a new president in its restructuring. According to UCBH, the bank has taken necessary steps to deal with its current financial challenges. United Commercial Bank is a leading Chinatown business entity. He wished the bank great success in its efforts to meet the challenges and continue to serve as a critical business partner of Chinatown.

何主席向大會提交兩份聯合銀行的媒介公佈文件；一份是關於銀行的公司重組情況，另一份是涉及銀行的穩固財政狀況的報告，他報告聯合銀行已聘用一位新總裁。據聯合銀行消息，他們已採取必須的步驟應對目前的財政挑戰。聯合銀行是華埠領導性的商業機構。何主席希望他們能渡過難關及繼續擔當華埠的重要商務團體的角色。

5. Pres/Ho reported that the fund raising party for Typhoon Morakat Victims (held on September 9th 2009 at the Emperor Garden Restaurant) have netted \$17,567.88 of donation. \$4,500.00 of this sum was sent to the Taiwan Red Cross; \$7,857.00 was sent to the American Red Cross; \$5210.88 was sent to Chi Zi Organization. Donors have designated their respective sums to the above 3 charitable entities of their choices. Pres/Ho thanked the donors for their compassion and generosity.

何主席報道 2009 年 9 月 9 日在帝苑酒樓舉行的莫拉克颱風災難籌款晚會總共籌得 \$17,567.88 元，其中 \$4,500.00 匯往台灣紅十字會，\$7,857.00 元匯往美國紅十字會，其餘 \$5210.88 元交付慈濟組織。捐款人根據自己選擇將款項撥給以上三個團體。何主席感謝捐款人士的熱誠及慷慨。

II) Approval of 7-28-2009 Meeting minutes 通過二零零九年七月廿八日會議紀錄

Director/Peter Chan brought up the following corrections: in paragraph-1 of Page 1: Bik Eng should be spelled as Bik Ng; Para-1/Page3: Kim Tung Sid should be Kim Tung Sit; in the Chinese version of the same Paragraph, Kwok Wah Chan needed to be added on; in the bottom Chinese paragraph of Page 4, Manager Mrs Fong Cheong's first name was omitted; Chinese Para-1/Page 5: "and the board" was omitted, D/Lili Mei pointed out the misspelling of "architect"; Chinese Para-3/Page 5: Ken Bennett's Chinese name was misspelled, D/Nasi Wong's Chinese name was misspelled too; Chinese Para-1/Page 6: Dr. Hsiao's Chinese name was misspelled; Chinese Para-3/Page 6: "Free Admission" was omitted; Chinese Para-1/Page7: "D/Betty Wing emphasized this event as extremely entertaining and worth attending." was omitted.

Upon accepting all the above corrections, D/Peter Chan motioned, D/Alan Chow seconded, the board approved the minutes.

陳建立董事指出以下需修改之處。英文版中第一頁的第一段：甄碧鳳的英文串法是 NG，非 ENG；英文版中第三頁的第一段：薛劍童的英文串法是 SIT 非 SID，在同一段的中文版裏，要加上陳國華在內；中文版中第四頁的底段：芳經理的全名是張翁麗芳；中文版中第五頁的第一段：漏寫了“與大會”，梅麗梨董事指出“畫積師”應改為“畫則師”；中文版中第五頁的第三段：班列特應改為白天禮，同段中黃納斯被誤寫為黃納思；中文版中第六頁的第三段漏寫了“免費入場”同頁第一段，蕭醫生應改為蕭醫生；中文版中第七頁的第一段：遺漏了“伍碧香董事強調這是一項極富有娛樂性及值得出席的節目”。接受以上更改之後，陳建立董事動議，鄒國麟董事附議大會通過會議記錄。

III) Election Committee Report & Resolutions of Membership Admission 選舉小組報告及入會表決

Before taking the vote to decide the admission of the Sam Yick Family Association and the Gin's Family

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Association, Pres/Ho deferred to Chinese Secretary Wendy Eng to update the board on the Election Committee's recommendations. Sec/Eng informed the board that she had held committee meetings on August 15th 2009 and September 24th 2009. After both meetings, the committee decided to set the Election Day on December 1st 2009 and voting hours are from 9:00am to 6:30pm. Then it recommended to amend Rule 6 of the CCBA Election Nomination Form's Limiting **2 Officers** to assume offices clause to apply to community organizations as well. This amendment also proposed elimination draw to veto officer elects when a member organization have more than 2 officers getting elected. Furthermore, it proposed a Candidates Forum to be held in the November 24th 2009 board meeting. All candidates are given opportunities to speak to the board. Each candidate will be given 5 minutes time slot to present his/her campaign vision. Finally, after diligent inquiries and examinations of the Sam Yick and Gin's family associations' status and membership records, the committee certified their qualifications and recommended them to be admitted as members of the CCBA. Since a committee recommendation is equivalent to an approved motion, Pres/Ho then moved to administer the vote on the admission of both associations. Prior to the vote, D/Peter Chan clarified that 30 yea votes should be required to establish the 2/3 majority of the 44 sitting board members. D/Kai Lau suggested Pres/Ho to abstain from voting on the Sam Yick's admission because Pres/Ho is a member of Sam Yick. After that, the board voted 34 to zero objection (Pres/Ho abstained) to admit Sam Yick Family Association to the CCBA. Then the board also voted 34 to zero objection to admit Gin's Family Association to the CCBA. A round of applause was ensued to congratulate these two new members' admission. Upon acceptance by the CCBA, Tin Yuen Kong of Sam Yick Assn compared the occasion to a dream come true. Paul Yan of Gin's Assn pledged the pursuit of unity, harmony and prosperity for CCBA as the future mission of Gin's Assn. D/Kai Lau then questioned whether newly admitted CCBA members could immediately nominate candidates in officers elections. D/Peter Chan and Pres/Ho stated to the board that new members can immediately nominate candidates, but in the first two years, they cannot vote in any election nor board motions/resolutions.

在未進行表決三益公所及甄氏公所入會事項之前，何主席要求中文秘書劉小芸將選舉小組推薦要點報告大會。劉小芸陳述她在2009年8月15日及2009年6月24日召開過兩次小組會議。兩次會議之後小組決定將選舉日訂在2009年12月1日，時間是：上午九時至下午六時半。小組又建議修改中華公所選舉推薦表格來限制**兩位職員**上任的第六號條文，將它也應用在僑團公所範圍，此修改方案亦建議當任何成員公所有超過兩位成員當選時，用淘汰式抽籤方法否決超額的當選者。同時，小組又建議在2009年11月24日的董事會中舉行候選人論壇，所有參選者都有機會發言，發表政綱的時限為五分鐘。最後，經過小組對三益公所及甄氏公所的狀況及會員紀錄作詳盡的詢問和審查後，小組確認了他們的資格，並推薦他們加入中華公所成為會員。因小組推薦相當於一項通過的動議，故此何主席領導大會進行兩公所的入會投票，因現有44席的在任董事，在投票之前，陳建立澄清要有30以上的認可票數才可以達到三分二大多數的法定要求。接著劉啓祥董事建議何主席棄權投票三益公所的入會表決，因為他是該會的成員之一。隨後大會以34票對零（無反對票，何主席棄權）通過三益公所入會。接著大會又以34票對零（無反對票）通過甄氏公所入會。表決入會後，大會以掌聲祝賀兩個新的團體成員。中華公所接受他們入會後，三益公所的江天源比喻這是一個“美夢成真”的場合，甄氏公所的甄邦翰表示，他們要為中華公所追求團結、和諧、昌盛，並訂為甄氏公所的未來目標。事後劉啓祥詢問新入會成員可否立即在職員選舉中推薦候選人，何主席陳及建立董事表示，新會員可以立即推薦候選人，但在入會初兩年內，不可投票或表決任何選舉及動議。

In response to the Election Committee's recommendation to amend Rule 6 of the Election Nomination Form, board members made elaborate discussion and close examination of its legitimacy. D/Robert Leung and Peter Chan explained that the amendment is an expanded interpretation of Article 20 of the CCBA by-laws (it restricts a family association organization to have more than 2 members to serve as executive

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officers in the same term) to apply to community organizations as well. Despite its good intention to prevent abuses, D/Tommy Gee, Roman Chan, David Moy, Paul Chan and Sec/Simon Chan found it hard to enforce because Article 20 never include any community organization as subject of restriction. As a former By-law Committee Chair, D/Tommy Gee didn't think the amendment comply with Article 20. D/David Moy and Paul Chan noticed that this amendment would cause chaos because some candidates do have overlapping membership with community organizations and if it is adopted, it will immediately disqualify certain candidates of this current election to assume offices together. Sec/Chan felt that the amendment's implementation should be suspended for he couldn't find sufficient by-law language to support it. D/Roman Chan concluded that if the board want to change Rule 6 to include community organizations, it must first change the by-laws. After the deliberation, Pres/Ho suggested the board to abandon the first part of the amendment of equating family associations with community organizations in its limit to seat 2 CCBA offices in each election, but retain the proposed part of adopting elimination draws when more than 2 members of the same family association are elected. The board unanimously accepted the compromise measure and decided to use the last election's nomination form but with the addition of the drawing clause. 對於選舉小組推薦修改選舉表格的第六條規例，大會董事作出深入討論及詳細研究是否合乎章程，梁添光及陳建立董事解釋此修訂是根據公所章程第二十條規例（同一姓氏團體在同一任期內，不得超過兩人選為執行董事）的淺譯而引申應用在僑社團體，這修改案雖然附有防止權利濫用的良好宗旨，但朱紹昌、陳仕維、梅惠聰、陳家驊等董事及陳國華秘書認為很難執行，因為第二十條例從來未有包括將僑社團體作為約束對象，曾為前任章程小組召集人的朱紹昌認為修改案並不符合第二十條規例，梅惠聰及陳家驊認為這項修訂會帶來混亂，因為有些候選人，是持有多重僑團會籍，如果通過的話，將會廢除今次選舉某些參選人獲選後一起上任的資格。陳秘書認為修改案的執行應押後，因為他在章程中找不到充分支持的條文，陳仕維作結論，認為大會若要修改第六項選舉條例來包括僑社團體的話，必先要修改公所章程。經過辯論後，何主席建議大會放棄限制僑團只能有兩人選為執行董事的修改部份。但保留用抽籤淘汰方法去處理超過兩位姓氏僑團成員獲選的情況。大會一致接受這個折沖方案，並採用上次選舉的同一推薦表格，但會加上抽籤的條文。

IV) Motion to Approve Tremont Village Budget 天滿村預算案動議

On the finance of the Tremont Village, WinResidential had a proposed budget that needed to be approved by the CCBA board. With the board's approval, WinResidential will be able to secure the necessary funds from the state to support the operating expenses of the property. Therefore, Sec/Chan asked board members to approve the budget. D/Ed Chiang then motioned, D/Alan Chow seconded, the board approved WinResidential's proposed budget for Tremont Village.

在處理天滿村財務事項中，榮氏管理公司已做好一個須要公所批准的預算案建議，當公所批准後，榮氏就可以從州政府機關得到支持物業開支運作的款項，故此陳秘書請求大會通過這項預算，。蔣中壬董事隨後動議鄒國麟董事附議，大會立即通過榮氏的建議預算案。

V) President Report 主席報告:

1. Pres/Ho reported that during the September Asset Committee meeting, the committee had recommended the board to retroactively approve the following 4 leases of the CCBA main building.

1. Que Shing Chinese Music & Opera Group: at Room B5, 5 years lease at \$500.00 per month with an option to renew 5 more years at \$550.00 per month.
2. Asian Boston: at Room 14, 3 years lease with 2 step annual raises from \$800.00 to \$900.00 and from \$900.00 to \$1,000.00 per month with an option to renew 3 more years at \$1,060.00 per month.
3. Phoenix Massage School: at Room 31, 1 year lease at \$550.00 per month with no option

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4. Restaurant Missionary: at Room 11 (Auditorium), 1 year lease at \$450.00 per month with no option. Due to the lack of sufficient attendance to the Asset Committee meetings in last June and July and lack of quorum thereof, the committee could not issue any recommendation to the leases until September 15th 2009. Therefore, Pres/Ho could not update the executions of the Que Sing and the Asian Boston leases in the July board meeting. He added that he did brief the Asset Committee in June and July meetings and emailed the contents of the leases to all Asset members in early July.

1. 何主席報告在上次物業小組會議中，物業小組推薦追認批准以下四份中華大樓內的租約。

- ① 僑聲音樂社租約：在土庫 B5 號室，為期五年，月租\$500，期滿後可續約五年，續約月租\$550。
- ② 亞洲波士頓雜誌社：在地下 14 號室，為期三年，第一年月租\$800，第二年月租\$900，第三年月租\$1000，期滿後可續約三年，續約月租\$1060。
- ③ 鳳凰按摩訓練學校：在三樓 31 號室，為期一年，月租\$550 無續約權。
- ④ 餐館員工福音團：在地下 11 號室，為期一年，月租\$450 無續約權。

因在六、七月份物業小組會議中出席人數不足，不能構成法定表決人數，故此小組須待 2009 年 9 月 15 日的會議中才能發出批准租約的推薦。令何主席無法在七月董事會中報告僑聲及亞洲波士頓雜誌社的租約簽署事項。他補充說他曾在六、七月的份物業小組會議中報告過租約內容，也曾在七月初將內容電郵給各物業組成員。

D/Alan Chow, Robert Leung, Roman Chan, Chung Chi Che, Kai Lau, David Moy, Paul Chan and Bill Moy were upset about the lease executions prior to any knowledge and approval of the board. They strongly felt that proper operational procedures of handling leases were overlooked. Robert Leung called the Asian Boston office location a prime location of the CCBA main building and asserted that it has been undersold to current tenant. Alan Chow protested against the deprivation of his and other directors' opportunity to bid for the same office space and insisted the board should have the highest authority to decide lease matters and granting executions. Roman Chan noticed that even though the lease signings were reported to the committee in June, but the Que Shing lease was signed in April. Therefore, the late reporting of a fait accompli would make it difficult for the committee to change course of action or make proper lease recommendation. David Moy and Paul Chan thought that long term leases of 10 years' length ought to be thoroughly discussed, examined and approved before any document execution. Kai Lau did not think any bad intent have been involved in the lease handling, but he cautioned that indiscreet lease handling could invite the return of "1992 Lease" incident and similar practice.

關於未經大會知情及批准前已簽署租約的事情，鄒國綸、梁添光、陳仕維、謝中之、劉啓祥、梅惠聰、陳家驊及陳卓鑒等董事都感到不滿，他們強烈認為處理租約的正當操作程序被忽視。梁添光董事認為亞洲波士頓雜誌社單位，是全中華大樓最佳寫字樓位置，他覺得這是低價出租。鄒國綸董事埋怨他本人及其他董事被否決了出價租用這位置的機會。他並表示大會對租約事項的決定及簽署應享有最高權力。雖然租約曾在六月初向物業小組報道過，但陳仕維察覺到僑聲租約在四月份經已簽妥，當既成事實之後才公佈物業小組，實令物業小組很難更改行動及作出推薦。梅惠聰及陳家驊認為有十年期的長租約，在未簽署之前應該經過徹底的討論、審查和批准。劉啓祥覺得這個租務處理事項不帶有任何壞的意圖，但他提醒當租約處理得不謹慎的話，可能會導致“1992 年租約”事件及作風的重演。

D/Albert Li and Tony Yee defended Pres/Ho's timely executions of the aforementioned leases as necessary and justifiable. They invoked their realty business experience to suggest that property management's first priority is to solicit tenants and collect rental revenues. Sometimes, especially in a depressed realty market like last April, this priority couldn't be put on hold. Albert Li had witnessed the decrepit condition of basement Room B5 prior to Que Shing spending \$8,000.00 to renovate it to a fully habitable place and was impressed with the upgrade of the unit. Tony Yee said Pres/Ho have acted appropriately because he was

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charged with the responsibility to fill out rental spaces in a timely fashion. He should be credited for turning those empty units into active rental income accounts during last April's depressed realty market. So they both were satisfied with Pres/Ho's lease handling in most ways. D/Michael Wong explained to Robert Leung that the Room 14 was not undersold to Asian Boston because the former tenant actually was paying for 2 office spaces including Room B5. It took Michael making multiple persuasion efforts to keep the former tenant from moving out but to stay in CCBA building for 3 more years. Pres/Ho defended that rental amount granted to Que Shing has taken into consideration of its 501-C3 non-profit organization and its CCBA membership status. It was a downward departure from the average monthly rate of \$800.00 per classroom and that average was set up by preceding English Secretary, Kai Lau. Ho took responsibility for committing the procedural error of executing Que Shing lease prior to board approval, but he added that he had made every possible effort to report to the committee after the signing. D/Betty Wing stated that if directors broke down the \$8,000.00 cost that Que Shing had already spent in the CCBA rental unit into 60 monthly payments. That means Que Shing is actually paying \$983.00 monthly rent to CCBA in the next 5 years. So it didn't sound like a sweetheart deal.

李厚鵬及余俊明董事為何主席把握時間簽妥以上租約辯解為必須及有理由的行動，他們引用本身經營地產業的經驗，表示物業管理的第一優先項目就是尋找租客收取租金。在某些情形下，尤其是今年四月的地產市場大衰退形勢下，第一優先項目就不能押後處理。李厚鵬說他眼見地庫 B5 室在僑聲未動用八千元裝修前的破爛樣子，裝修妥善後全室煥然一新。余俊明認為何主席處理適當，因為他有責任要在有限時間內將空置單位租出，他能夠在四月中之衰退地產市道期間將空置單位轉為活躍租戶，應得到功勞的承認。他們兩人對何主席對租約的處理，大致感到滿意。黃國威董事向梁添光董事解釋 14 號室并非低價租出去，因為上手租客實際上是租用兩套單位（包括 B5 號室），原來租客本早有意遷出，在他強烈游說之下才多保留了三年租用大樓。何主席辯說定給僑聲的租金額，是考慮到它的 501-C3 的非牟利機構及中華公所成員團體的身份，基本上是從上任英文秘書劉啓祥定下的每課室平均月租八百元的標準打折扣後得到的數目。對於在未得到大會批准前就簽署租約的批評，何主席接受責任。但在租約簽署之後，他已盡了人事，將一切報告給物業小組。伍碧香董事表示，假如將僑聲的八千元裝修費，分六十個月付出的話，僑聲的月租實際上是 983 元，故此這并不是一個甜心交易。

As the lease debate was going on, one of Que Shing's founder as well as CCBA Honorable Advisor, Arthur Wong stepped into the board room and asked to speak to the board. He appealed to the board for support to Que Shing's lease and not to forget Que Shing's 70 years history and its significant contributions to Chinatown community. The board gave him a warm welcome and strong applause to his moving presentation. All directors who criticized the Que Shing lease's handling affirmed their support, respect and admiration to Que Shing. They assured Que Shing that the above intense debate was not against Que Shing, it only pertained to CCBA's operational procedures on asset matters and insuring integrity. D/Bill Moy stated that in the past, while he was acting in other charitable capacities, he himself had approved substantial charity grants to support Que Shing on two separate occasions.

正當租約辯論進行中，僑聲創始人之一及中華公所名譽顧問黃君裕先生步入會議室，要求發言，他呼籲大會董事支持僑聲，並紀念僑聲七十年的歷史，及多年來對華埠作出的貢獻。大會歡迎他動人的陳詞及報以熱烈掌聲。所有批評僑聲租約的董事都申明支持及敬愛僑聲機構。他們都表示事情并非針對僑聲本身，而是涉及公所物業處理的操作程序及確保誠實完整。陳卓鑒董事表示，過去他主持某些慈善機構決策時，就曾兩次批准撥款支持僑聲。

After the debate, the board moved on to vote on Asset Committee's recommendation and ratified the Que Shing & Asian Boston leases. D/Paul Chan reminded the board that the Asset Committee had recommended to approve the above two leases only, not including Phoenix Massage School & Restaurant Missionary.

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However, due to their simplicity, D/Felix Lui suggested the board should also take the opportunity to approve the Phoenix Massage School & Restaurant Missionary leases as well. Then Paul Chan motioned, Betty Wing seconded, the board also approved the latter two leases.

辯論後，大會跟著應物業小組推薦投票追認了僑聲音樂社和亞洲波士頓雜誌社的租約。陳家驊董事提醒大會物業小組只推薦了以上兩個租約，并未包括鳳凰按摩訓練學校和餐館員工福音團的租約，但雷國輝董事認為大會應同時順便批准鳳凰按摩訓練學校和餐館員工福音團的租約，因為它們的條文內容很簡單，陳家驊隨著動議，伍碧香附議，大會同時也批准了後兩份租約。

2. Pres/Ho reported the interior painting job of the CCBA main building has been completed on time and under budget (paid \$23,050.00 Vs approved budget of \$25,000).

何主席宣佈中華大樓室內油漆工程已準時全部完工（費用為\$23,050.00 低於原來預算的\$25,000）。

3. The cubic box light inscribed with the CCBA logo and installed at the front entrance was a donation from our electrical contractor, Kevin Dao.

公所正門裝置的方形公所標志燈飾是由電工承建商姚志衡先生設計并捐贈的。

4. Recently, 4 more CCBA ex-presidents' photographs have been added to the Presidential Photo-Portraits Exhibits as follows: 1. Pres/Denny Moy (Deceased husband of our director, Ruth Moy), serving 1960 to 1962; 2. Pres/Shih Hing Lee, serving 1973 to 1974; 3. Pres/Bob Lee, serving 1975 to 1976 and Pres/Henry T Chin, serving 1977 to 1978. Pres/Ho asked our member organizations to continue to assist in collecting the photographs of other ex-presidents like, Yu Woo Chin, Pun Chet Goon, Gee Wai Wong, Kwok Chi Lee, etc.. Pres/Billy Chin's serving years has been amended as serving from 1957 to 1959 & 1981 to 1983.

最金公所會議廳又多加四幅已故前任公所主席的陳列照片：1. 梅國康主席（梅伍銀寬董事的丈夫）任期為1960-1962年。2. 李實卿主席（李伍綺蓮女士的丈夫）任期為1973-1974年。3. 黃培潤主席，任期為1975-1976年。4. 陳顯祥主席任期為1977-1978年。何主席呼籲各成員機構繼續搜集其他未被陳列的前主席的像片，如：阮本策先生、陳月湖先生、黃紀慧先生、和李國芝先生等。此外，前主席陳毓璇的任期已更正為從1957年至1959年及從1981年至1983年。

5. D/Che had requested a set of CCBA finance documents by email. Such documents have been retrieved and produced for D/Che's review. Pres/Ho handed the copies to D/Che on the spot.

謝中之董事曾通過電郵索取很多公所財務文件審閱，這些文件已經預備好並做好影印本，何主席在大會現場交給謝中之。

6. Pres/Ho consulted the board if CCBA should consider disqualify election candidates who have past history of dishonest business or financial dealings in the community. He raised this issue because a director had asked him in private the same question. D/Paul Chan suggested the board not to get involved into deciding who have good records or bad records because it was very difficult to prove personal wrongdoings (whether be criminal or civil findings). Let directors use their conscience and judgment to vote for the fittest candidates. D/Roman Chan suggested the Election Committee should just follow the By-laws. If the By-laws have not touched this domain, then the committee should not overstep its boundary.

何主席請教董事局一個問題：在社區曾有過不誠實的商業及財務交易紀錄的候選人參選時，公所應否考慮廢除此候選人的資格？因為一位董事曾私下向主席提出這個問題。陳家驊董事認為董事局不應介入斷定誰有好紀錄或誰有壞紀錄的工作。因為去證明某人是否做過壞事（無論是刑事紀錄或民事判決）都是非常困難的事情，應該由各董事憑自己良心和判斷，去選取最適當的參選人。陳仕維董事建議選舉小組應該只跟從章程辦事，如果章程內容，沒有接觸過這個範圍的話，小組不應超越他們的權利界限。

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VI) Finance Committee Report 財政小組報告

Based on the financial reports submitted to the board, Treasurer Wing Kay Leung made a verbal summary of the financial details to the board. D/Roman Chan pointed out that the annual tax reports of the Form 990 need to be approved by the board before filing. He also noticed unbalanced figures of Asset Vs liabilities on the Balance sheets of the current and preceding reports. Treasurer explained that this may just be a technical error caused by our CPA's adjusting entries. He would correct them with the CPA. He credited Roman for picking up the discrepancy. Finally, Roman observed some confusions on the listing of CCBA tenants' deposit funds. Pres/Gil replied that CCBA used to have separate bank accounts to hold separate tenants' deposits. But our financial office has been consolidating all new tenant deposits into a UCB/CCBA Combined Escrow Account. However, due to some binding lease terms, some old accounts still exist. But in the future, all deposits, new or old, will be combined into one single escrow account. Then the confusion would disappear. In regard to D/Che's request for copy of next year's financial budget, Treasurer answered that he has already prepared a proposed budget for next year, but before submitting to the board, he needs to submit it to the financial committee for review and recommendation. After the Q & A, D/Reggie Wong motioned, D/Peter Chan second, the board approved the Financial Reports.

財政梁永基根據向大會呈交的財務報告書，口述財務大綱，陳仕維董事指出每年的 990 報稅表格須要大會通過之後才可以報交稅務局，他注意到今期及上一期的資產負債平衡表中，資產與負債的項目出現不平衡的數字，財政解釋這是會計師在輸入調整會計數字時，所產生的技術性上錯誤，他將會和會計師一起更正這些項目，他歸功陳仕維董事觀察到這些不吻合之處。最後陳仕維見到租戶按金數字有些混亂，何主席解釋，以前公所是用個別銀行戶口存放個別租戶的按金，但現在財政工作已開始不斷地將所有新租戶的按金併入一個“聯合銀行中華公所的混合待存戶口”。但因為有些舊戶口，仍受租約條件約束，故不能立即關閉，但在不久的將來，所有新舊戶口的按金都會併入一個混合待存戶口處理，這樣數字的混亂就會消失的。關於謝中之要求造出今年度財政預算案的要求，財政表示他已經做好一份建議性的財政預算案，他需要先將預算案交給財務小組審核及推薦之後，才能提交大會。討論完畢後，黃述沾動議，陳建立附議，大會通過財政報告。

VII) Asset Committee Report 物業小組報告

Sec/Chan reported the smooth completion of the Tai Tung Village capital improvement projects on the heating and ventilation system. TTV's corner commercial space was ready for tenant occupancy. Financial figures of Tai Tung Village, Waterford development and Tremont Village were all satisfactory. Finally, he stated that the state agency, DHCD(owner of the Tremont Village) had issued a Request for Proposal to realty developers to re-develop the Tremont Village. ACDC seemed to have shown some interest to submit a proposal. He told the board that no matter what happened next to Tremont Village, CCBA's Asset Committee would monitor the situation and make sure that the state would sustain the affordable housing rights of the current Chinese tenants in the housing complex. At the conclusion of the Asset Report, D/Michael Wong motioned, D/Lili Mei seconded, Pres/Ho adjourned the board meeting at 10:20PM.

陳秘書報告大同村暖氣及空氣調節系統的資本改善工程，已順利完成。大樓地下角落的商業鋪位裝修工程完成，已可供租戶入伙。大同村、華福樓及天滿村的財政數字都很滿意。最後他提到麻省房屋處已為天滿村發出計劃招募書，請求地產商重新發展天滿村物業地段。亞美發展局曾經表示過要提交建議書的興趣，他告訴大會，無論天滿村以後怎樣轉變，中華公所的物業小組會跟進及關注情形的發展。確保州政府會維持保留村裏現有華裔居民可負擔性房屋的權益。報告結束後，黃國威動議，梅麗梨附議，主席在十點二十分宣佈散會。