

Chinese Consolidated Benevolent Association of New England
Board Meeting

Tuesday, November 30, 2010; 7:00 pm

CCBA Conference Room

紐英崙中華公所

董事會議

二零一零年十一月三十日; 晚上七時

紐英崙中華公所會議室

Meeting Minutes – 會議記錄

Staff Present: Wingkay Leung, Karen Lee, Victor Louie, Rick Wong, Simon Chan

出席職員: 梁永基、李嘉玲、雷景林、黃光野、陳國華

Directors Present: Man Ho Chan, Paul Chan, Peter Chan, Roman Chan, Chung Chi Che, Annie Chiu, Tommy Gee, Hung Goon, Gilbert Ho, Nasi Huang, Feenee Hui, Kai Lau, Kee S. Lee, Melvin Lee, Peter Lee, Robert Leung, Po Hang Li, George Liang, Felix Lui, LiLi Mei, Ruth C. Moy, William Moy, Henry Ng, Chuck Wing SooHoo, Sam W.P. Tse, Betty Wing, Douglas Wong, Frank Wong, Gock L. Wong, Michael Wong, Yan Chuck Wong, Yin Chi Wong, Paul Yan, Henry Yee, Rosemary Yee, Tony Yee, Larry Young, Denny Yuen

出席董事: 陳文浩、陳家驊、陳建立、陳仕維、謝中之、趙金歡、朱紹昌、阮鴻燦、何遠光、黃納斯、許惠儀、劉啟祥、李奇舜、李天生、黎亦置、梁添光、李寶衡、梁匯川、雷國輝、梅麗梨、梅伍銀寬、陳灼鑿、伍侃滋、司徒焯榮、謝雲鵬、李伍碧香、黃開洪、黃國健、黃國麟、黃國威、黃仁焯、黃賢池、甄邦瀚、余仕昂、余麗嫻、余俊明、翁宇才、阮振強

Directors Absent: Ka Wah Fong, Micheal Li, Reginald Wong, Jing Woo, Jimmy Yee

缺席董事: 方嘉樺、李先、黃述沾、胡衛正、余培鋒

Advisor Present: Raymond Chin

出席顧問: 陳志航

Guest: Angela Mah, Alice Leung, Janelle Chen, Alex Zhang, Jason Cho, Eliza Datta, Frank Flynn, Ka-ling Flynn

列席: 馬曾夏慧、梁慧文、陳潔瑩、張冬、Jason Cho, Eliza Datta, Frank Flynn, Ka-ling Flynn

Presentations

介紹

President Wingkay Leung called the meeting to order at 7:11 pm. Three organizations attended the meeting and presented on community activities.

1. Angela Mah presented an award to CCBA on behalf of US Census 2010 and commended contributions such as distributing census pamphlets and use of CCBA facility that CCBA made during Census 2010.
2. Alice Leung, representing the Chinese Progressive Association, came and presented on Chinatown Green Justice Pilot Project. Please contact the Chinese Progressive Association.
3. Three representatives from the Asian Community Development Corporation came and presented changes for Parcel 24. Please refer to handouts from the meeting for details.

晚上七時十一分梁永基主席宣佈會議正式開始。當晚有三個單位前來介紹他們在社區開展的活動。

1. 馬曾夏慧代表2010人口普查局前來向中華公所頒獎、獎勵公所在人口普查期間的貢獻，例如協助派發傳單及借用中華公所的設施等等。
2. 梁慧文代表華人前進會前來介紹華埠節能翻修計劃。詳情請和前進會聯絡。
3. 亞裔社區發展協會三位代表前來介紹Parcel 24的改建計劃，詳情參閱當晚派發的宣傳文件。

Approval of Meeting Minutes of September 28, 2010

通過 2010 年 9 月 28 日會議記錄

Corrections: The English and Chinese for the number of guests presented at the last meeting do not coincide. The English said 3 and the Chinese said 2. Three is correct. “辛亥革命” should be “辛亥革命”. Peter Chan motioned, Tony Yee seconded, and minutes were approved unanimously.

改錯字讀正音：列席客人人數中英不相對，英說三，中說二，三為正確數目。辛亥革命，應為辛亥革命。陳建立動議，余俊明附議，在無人反對下通過會議記錄。

President's Report

主席報告

Wingkey Leung reported that CCBA re-developed a bilingual website (www.ccba-ne.org). He hopes that board members will review and provide feedback. Robert Leung agreed to help provide historical information. After three years, CCBA and the Hudson Group finally had the closing for the parking lots for Ping On Alley/Oxford Street on November 12, 2010. Attorney representing CCBA, Frank Flynn, said at the meeting that he had already given a check in the amount of \$36,000.00 to CCBA a week ago. After subtracting all expenses, he is presenting a check in the amount of \$485,242.31 to CCBA. About the possibility that real estate taxes may be imposed on CCBA, Wingkey Leung reported that he had spoken to an officer at the Assessing Department. She told him that because CCBA owns rental property, CCBA and its rental properties will need to pay real estate taxes. CCBA has not received the tax invoice yet but this matter has been handed over to CCBA's attorney. Kai Lau said he doesn't understand why CCBA has to pay real estate taxes. He gave two examples of two not-for-profit organizations around this area which don't need to pay real estate taxes. He also said that the tax which Tai Tung Village and Waterford Place are paying is not real estate tax but 5% excise tax. He agreed that this matter should be followed up by an attorney in the field. Wingkey Leung said that he and three other board members have attended many MasterPlan 2010 meetings in the past two years. At no meeting was a detailed plan to develop the SCM building (owned by CCBA) located at 50 Herald Street discussed. However, the final draft presented at the MasterPlan 2010 celebration on October 14 included detail developments for the SCM building. The original Ed Fish plan, to build a nursing home and 30 units of affordable housing, was included in the final draft. Wingkey Leung felt that they are being disrespectful to CCBA. He also stated that at a board meeting in November 2009, board members decided to ignore the Ed Fish plan. William Moy protested that the board has never voted on this subject. Wingkey Leung emailed Kye Liang, the coordinator for MasterPlan 2010 in protest. The Asset Committee also had a meeting and did not approve their course of action but MasterPlan was acting willfully. Wingkey Leung used reincarnation to describe this matter. Paul Chan said that the MasterPlan is only to evaluate how to develop Chinatown in the future, that he doesn't understand why everyone is so concerned. He thought that we should wait until the plan is published, if it is not satisfactory, then take legal action. Paul Chan also explained that the SCM building was donated to the Chinese community in 1983 by New England Medical Center and Tufts University, CCBA received it on behalf of Chinatown. Wingkey Leung emphasized that the Memorandum of Understanding of 1983 stated that this land must be used to develop affordable housing. Kai Lau questioned that if the plan was not practical, then why it was outlined in such detail. Gilbert Ho said that he doesn't understand why the officers of MasterPlan included the property of CCBA when the subject was never communicated or discussed with CCBA. To answer William Moy's earlier protest, Gilbert Ho said that when the Ed Fish plan was brought to the attention of CCBA in 2009, board members thought that since the board did not authorize this plan, they decided to ignore it. As a result, there was no vote. He also agreed that CCBA should hire legal counsel to investigate whether MasterPlan has the authority to include CCBA property in their plan.

梁永基主席說中華公所重新設一個雙語網站(www.ccba-ne.org)，希望各董事覽閱及提供意見。梁添光答應幫助提供歷史資料。中華公所賣給Hudson Group在平安里及惡士佛街的兩個停車場，等候三年後終於在11月12號成交。中華公所律師 Frank Flynn在會上說，他上個星期已交了契約帳戶的 \$36,000.00 給公所，除去其他支出，現在交一張\$485,242.31的一張支票給中華公所。有關中華公所

可能被徵收地稅的問題，主席說他曾和一位地稅局的職員談過話。她告訴主席，因中華公所擁有出租物業，所以公所本身及擁有的出租物業都要付地稅。現在還未收到稅單，該事項現已交由公所律師去調查。劉啟祥說他也不明白為甚麼公所要繳交地稅，他舉了兩個附近不牟利機構不需繳交地稅的例子，還說現在大同村及華福樓繳交的不是地稅，而是5%的貨物稅（Excise tax），他也同意找個專業的律師跟進。主席說他和另外3位中華公所董事在過去兩年參加過無數次2010華埠整體計劃的會議，這些會議從未提及有詳細計劃去發展中華公所在50 Herald Street的SCM建築物，但在10月14日，慶祝整體計劃結束的晚會發佈出的最後草稿，卻包括怎樣去發展SCM大樓在內，還原封不動地刊登了Ed Fish曾經建議過的計劃（在這塊地建頤養院另加30個廉租屋單位）在內。主席認為他們這樣做是非常不尊重中華公所，又說在2009年最後一次大會上，董事們曾經決定不理會Ed Fish計劃。陳灼鑿抗議說大會從未為這項目投票。主席曾電郵該計劃的負責人梁志生，物業小租也開過會不認同他們的做法，但華埠整體計劃一意孤行。主席認為這塊地應以起廉租屋為主，他還用借屍還魂來形容這件事。陳家驊說整體計劃只是估計華埠將來應該怎樣發展，非實際行動，不明白大家為甚麼要如此憂慮，認為應等計劃印出後，如有不滿意的地方，才採取法律行動，陳家驊更解釋SCM大樓是1983年紐英崙醫院及塔芙大學捐給華人社區的地，中華公所只是代表華埠接收。主席再強調1983年的同意書說明該地一定要用來發展廉租屋。劉啟祥質詢若是一個不切實際的計劃為什麼要列得這麼詳細。何遠光說最不明白的是為什麼整體計劃的工作人員從未和中華公所一起溝通研究，便把我們的物業放在計劃內。他又回答陳灼鑿剛才的抗議，說當他在2009年把Ed Fish計劃帶回中華公所時，董事們認為這不是董事局授權去做的事，決定不需理會這項計劃，所以沒有投票，他也同意要找律師調查整體計劃有沒有權這麼做。

Finance Report

財務報告

Rick Wong reported that 3 applications were received for the CCBA/Tufts Scholarship. After deliberation of the Finance Committee, it's decided that all three applicants are qualified. They are Winnie Chen, Justina Wong, and Jesse Min Zhang. Each will receive a one time scholarship of \$2500.00. The board unanimously voted to present the award to the three students at the Chinese New Year Banquet. Total income for September and October 2010 is \$100,708.48. Total expense is \$35,007.71, with a surplus of \$65,007.77. Surplus for fiscal year 2010 (October 1, 2009 through September 30, 2010) is \$179,885.99. Rosemary Yee asked that since the fiscal year 2010 ended on September 30, 2010, can the income and expenses for October 2010 be on a separate report. Also, she questioned why \$5,200.00 rental income was received in July and August but only \$3,200.00 in September and October. Michael Wong commented that the decrease in rent received is probably the result of selling the 2 parking lots. Wingkay Leung says he doesn't know why a few years ago the fiscal year was changed to begin in October. Robert Leung explained that this is because elections are held at the end of the year. When new officers assume office, exiting officers don't have time to complete the fiscal year report. That's why the fiscal year stated a couple months earlier. Since no one objected to the Finance Report, it was approved unanimously. Next year's budget listed the income of \$521,400.61 from the sale of the parking lots and \$45,016.00 from Oxford rental income. Kai Lau said that the money from parking lot sales should be separated into gross income and net income. Rosemary Yee stated that selling property is a one time event and should not be included in the budget. Total operation budget is \$456,950.00, capital improvement expense is budgeted at \$350,000.00. Some board members felt that \$350,000.00 for capital improvement is too high. Wingkay Leung stated that this number only indicates expenses needed for improvement but not all repairs are necessarily done next year. All proposed improvement will be discussed with the Asset Committee and then it is only with board approval will they be done. Before decision was made to approve the budget, Paul Chan commented that the budget should be two part, operations and capital improvement. The budget for operations can be approved this meeting but the capital improvement budget still need to be repeatedly examined, get quotes, then can it be approved. Kai Lau agrees with this suggestion. He also stated that since the real estate tax is not yet a reality, it should not be included in next year's budget. At the end, everyone agreed to have the edits made and will revisit it at the next meeting. Paul Chan stated that when repairs are done, the process approved by the Asset Committee in 2009 should be followed. Information about the contractor and engineer, bids, and whether building permit was obtained must be made

public. Wingkay Leung added that all major renovations and repairs done were pre-approved by committees, 3 bids obtained, and approved by the board.

黃光野報告中華公所/塔芙大學獎學金共收到三份申請表，經財政小組開會研究後，認為三位申請人均合格，他們分別是 Winnie Chen，Justina Wong 和 Jesse Min Zhang，每人可一次過獲得\$2,500獎學金。在無人反對下大會通過在中華公所春宴時頒發獎學金這三位學生。2010年9月和10月收入共\$100,708.48。支出共\$35,00.71，盈餘\$65,007.77。全會計年(2009年10月1日至2010年9月30日)總盈餘\$179,885.99。余麗嫻說因2010年財政年度至9月30日止，可否單獨列出2010年10月份收入是多少，另外為甚麼7月及8月份收\$5,200.00租金，而9月和10月只收\$3,200.00？黃國威說可能是賣了兩個停車場後，再沒有租收。主席說不明白為甚麼早幾年前要把財政年度改由10月開始。梁添光說是由於選舉在年尾進行，新一屆主席及職員上任後，舊職員往往沒有時間做好會計年度報告，所以會計年度改前幾個月。財政報告在無人反對下通過。明年財政預算表登了賣停車場收入的\$521,400.61 和 Oxford 的租金\$45,016.00。劉啟祥說賣停車場的收入應分開註明總收入和淨收入。余麗嫻說賣樓是一次過收入不應列在財政預算上。行政預算支出總數為\$456,950.00，維修預算支出總數為\$350,000.00。有些董事認為\$350,000.00的維修預算數目太大，主席說這個數目只表示需要維修的支出，也不一定是明年進行，就是要做也必須先經物業小組開會，大會通過才能進行。在決定這份財政預算是否需要通過時，陳家驊說財政預算應分兩部份，行政預算和維修預算，行政預算可在這次大會通過，維修預算要開會反復研究，打價，然後才能通過。劉啟祥董事也同意這個說法，又說地稅還未屬實，不應放在明年的預算內。最後大家同意改過列表的格式後，在下次大會才再研究。陳家驊說進行維修時我們應該按照2009年物業小組通過的程序辦事，要公開裝修公司及工程師的資料，投標價錢和有沒有取許可證。主席補充說所有公所的大型裝修工程都先經小組通過，招三個投標，獲大會通過才進行。

Asset Committee Report

物業小組報告

Victor Louie reported that Winn Management was invited to participate in committee meetings. At the meeting, Kai Lau inquired about a report on capital improvement such as after switching to a more energy efficient heating system, how many years will it be before there is a return in investment. He hoped that Winn Management can submit a detailed report on all major capital improvement projects. He also hoped that moving forward, any commercial lease be reviewed by CCBA. He said that CCBA should learn more about the operations of Winn Management at Tai Tung Village. He also wished that Winn should be invited to attend board meetings twice a year. Victor Louie also reported that Tai Tung Village doesn't have any improvements in progress. Because there was a rent increase, the income for September and October are higher than previously, from \$93,000.00 to over \$98,000.00. The management of Waterford Place is stable. Surplus for the two months is \$44,300.72. Surplus for the two months for Tremont Village is \$2,821.00.

雷景林說物業小組曾邀請Winn Management的經理參加小組會議。劉啟詳在會上詢問他們有關維修工程的回報，例如換了個耗電量比較低的暖氣系統後，要多少年才能得回投資的回報。他希望 Winn Management在大維修時有個詳細報告。又希望以後大同村租出商業單位前，要預先通知公所，他說中華公所以後應該多些了解Winn Management在大同村的運作。他還希望每年邀請他們參加兩次董事會會議。雷景林跟著報告說，大同村沒有裝修工程進行，因加了租，所以9，10兩月的收入比以前多，從\$93,000.00增至\$98,000.00多元。華福樓行政穩定，兩月盈餘共\$44,300.72。天滿村兩月盈餘共\$2,821.00。

Election Committee Report

選舉小組報告

Karen Lee reported that President Joe Ho Lee of Tai Shan Community Association wrote to withdraw their application to appoint an additional delegate to the CCBA board. Since the Tai Shan Community Association will have been a CCBA member for two years in October, they have gained full membership rights. Members with

voting rights increased to 46. She then announced that there are three board members who were absent for 3 or more times in 2010. They are Paul Chan, Henry Ng, and Ruth Moy. If these board members are overly busy, their organizations should consider appointing another delegate. Henry Ng stated that he already informed Wingkay Leung at the beginning of the year that he will be unavailable to attend meetings in January, March, and May. Paul Chan said that the by-laws stated that one must be absent three consecutive times before requesting the association to re-appoint a representative, and questioned why the by-laws was not followed before speaking. Wingkay Leung stated that this announcement is made in the hopes that board members will attend meetings more often. Robert Leung remarked that the by-laws stated that board members should be reminded of their attendance, that the report is not directed against any one person.

李嘉玲報告，台山聯誼會的李照挑主席來信，撤銷他們要求增加一名中華公所代表的申請。並說10月份開始，台山聯誼會成為公所會員已滿兩年，以後有權投票，有選舉權的董事增至46位。她跟著說2010年缺席三次或以上的董事共有三位，他們分別是陳家驊，伍侃滋和梅伍銀寬，如果這些董事私事繁忙，其公所是否應考慮另派代表？伍侃滋說他在年初已通知梁主席1，3，5這三個月的最後一個星期他都有事沒有時間參加會議。陳家驊說章程說要連續三次缺席才能要求換代表，為何不按照章程便亂說話，主席說這個宣告只是希望以後董事不要太多缺席。梁添光說章程定下每年年底都要提醒董事的缺席次數，並不是針對任何人。

Audit Committee

核數小組報告

Simon Chan reports that the Audit Committee is formed to scrutinize the work of the treasurer. He feels that the current treasurer has done well. There is no cause for concern. He predicted that the CCBA tax assessment will become a reality. Since the property tax won't be a one time event, he hopes that the treasurer will make an extra effort to follow up. He also doesn't wish CCBA to take part in any lawsuit. Wingkay Leung reminded everyone that besides the audit committee, there is also an outside auditor who investigates all finances of CCBA.

陳國華說核數小組是針對財政而設，他認為現屆財政工作表現良好，沒有值得憂慮的地方。他最關心的是市府可能向公所徵收地稅的問題，因他估計中華公所要付地稅會成為事實。因地稅不是一次過的支出，希望財政能盡量跟進。他也不希望中華公所參與任何訴訟案。主席提醒大家，除了核數小組外，有位外來核數師，每年研究公所的所有數據。

New Business

新提案

Rosemary Yee suggested that all presentations should wait until after the meeting has ended. Wingkay Leung said absolutely not because presenting organizations can bring many issues to the board's attention. Kai Lau asked whether Raymond Chin was asked to resume his position of Advisor after being suspended from his duties for one year due to an incident. Gilbert Ho said that when he was president, he had sent Raymond Chin an official notice for him to resume duty. Raymond Chin stood up to thank Gilbert Ho and Wingkay Leung's help. Peter Chan asked whether committee members need to be elected yearly. Wingkay Leung said that committee membership is a two year term unless a member withdraws from the committee, then an alternate is elected.

余麗嫻建議以後可否在會議完結後才讓前來作介紹的單位講話。主席說絕對不可以，到來介紹的人仕能帶給董事很多值得關注的問題。劉啟祥說當年陳志航顧問任主席時因故被公所停職一年，有沒有被正式復職？何遠光說他任主席時曾發復職公函。陳志航起立多謝何主席及梁主席的幫助。陳建立問，小組成員是否每年要選舉一次。主席說小組成員是兩年任期，只在有成員退出時，才需要選舉候補會員。

Members' Event Update

董事局成員僑社活動新消息

Wingkay Leung announced that the CCBA New Year banquet is scheduled for Friday, February 4, 2011 at Hei La Moon. Each table is \$300.00. Deadline to reserve a table is January 18, 2011. Banquet table drawing will be at the

January 25th board meeting. New Year Lion Dance is scheduled for Sunday, February 13th. August Moon 2011 is scheduled for Sunday, August 14th. Gilbert Ho reported that Christmas Tree Lighting ceremony with Mayor Menino is on December 5, 2010 at 1:00 pm. Chinatown Main Street Annual Fundraiser is on January 28 at Hei La Moon. Gock L. Wong reported that Mr. Hong Da Huang from the Veterans Association of New York announced his candidacy for president of the American Legion. Hope everyone supports him.

主席說中華公所明年春宴訂在 2 月 4 日，星期五，在喜臨門酒樓舉行。每席售價\$300，1 月 18 日截止報名。席位次序 1 月 25 日開董事會時抽籤決定。2 月 13 日，星期日，舉辦新年舞獅。中秋節 8 月 14 日，星期日舉行。何遠光說 12 月 5 日，下午 1:00 華埠進行點聖誕燈儀式，市長也出席。華埠主街週年籌款餐會 1 月 28 日在喜臨門舉行。黃國麟說紐約退伍軍人會有位黃宏達，明年參選全美退伍軍人會主席，希望大家支持。

Chung Chi Che motioned and Betty Wing seconded. The meeting adjourned at 10:25 pm.

謝中之動議，李伍碧香附議，會議在晚上 10 時 25 分結束。



Wingkay Leung
President, CCBA
梁永基
中華公所主席