

Chinese Consolidated Benevolent Association of New England
Board Meeting

Tuesday, November 29, 2011, 7:00 pm

CCBA Conference Room

紐英崙中華公所

董事會議

二零一一年十一月二十九日，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: David Bai, Chet Chan, Man Ho Chan, Peter Chan, Sam Chan, Chung Chi Che, Annie Chiu, Tommy Gee, Hung Goon, Gilbert Ho, Nasi Huang, Kee S. Lee, Robert Leung, Guo Quan Li, Po Hang Li, Hsieh Li, Felix Lui, Li Li Mei, Ruth C. Moy, William Moy, Henry Ng, Sam Tse, Betty Wing, Frank Wong, Gock L. Wong, Michael KY Wong, Michael Wong, Yan Chuck Wong, Yin Chi Wong, Jing Woo, Paul Yan, Henry Yee, Rosemary Yee, Tony M. Yee, Larry Young, King Sun Yu, Denny Yuen

出席董事：栢志剛、陳滋源、陳文浩、陳建立、陳志成、謝中之、趙金歡、朱紹昌、阮鴻燦、何遠光、黃納斯、李奇舜、梁添光、李國權、李寶衡、李先、雷國輝、梅麗梨、梅伍銀寬、陳灼鑾、伍侃滋、謝雲鵬、李伍碧香、黃國健、黃國麟、黃光沐、黃國威、黃仁焯、黃賢池、胡衛正、甄邦瀚、余仕昂、余麗嫻、余俊明、翁宇才、余景新、阮振強

Directors Absent: Feenee Huey, Yu Kang Louie, Melvin Lee, Raymond Shih, Hing SooHoo

缺席董事：許惠儀、雷如鏡、李天生、石家孝、司徒慶羨

Guests: Tony Dam, Philip Wong, Grace Li, Levelin Chan

列席：談家權，黃立輝，李翠屏，李潔英

Wingkay Leung called the meeting to order at 7:10 pm.

晚上七時十分，梁永基主席宣佈會議正式開始。

Presentation

Wingkay Leung first welcomed officer candidates for 2012-2013 term to introduce themselves. Candidates presented include Hung Goon and Rick Wong for President, Man Ho Chan and Simon Chan for English Secretary, Tony Dam and Larry Young for Chinese Secretary, Philip Wong and Nasi Huang for Treasurer, Grace Li and Levelin Chan for Auditor. Please refer to handouts for details.

介紹

主席邀請參選2012 - 2013中華公所職員候選人自我介紹，候選人包括參選主席的阮鴻燦，黃光野，英文書記陳文浩，陳國華，中文書記談家權，翁宇才，財政黃立輝，黃納斯，核數李翠屏，李潔英。詳情請看當晚派發的介紹文件。

Approval of Meeting Minutes of September 27, 2011

First Wingkay Leung announced that Kuo Min Tang changed their director. The new representative is Mr. Hsieh Li. Man Ho Chan said although Bill Moy did use foul language at the meeting, it should not be documented in the minutes.

Wingkay Leung said that since Bill Moy swore loudly, many Directors were offended. Besides, this is not the first time, it should be documented. He also stated that he has filed a complaint with Kevin Washington of YMCA. Corrections: "謝

中之突然問主席甚麼是政治” should be changed to "謝中之問主席甚麼是政治". Gilbert Ho motioned, Nasi Huang and Lili Mei seconded, the meeting minutes was approved unanimously.

通過 2011 年 9 月 27 日會議記錄

主席宣佈國民黨換出席代表，新代表董事名叫李先。陳文浩說雖然陳灼鑾確實有在會上說粗言，但不應記在會議記錄上。主席說他在大會上大聲講粗言，引起很多董事反感，而且這也不是第一次，是應記錄下來的。並說他已去信向YMCA的Kevin Washington投訴。改錯字讀正音：“謝中之突然問主席甚麼是政治”改為“謝中之問主席甚麼是政治”。所有“劉琪”改為“劉淇”。何遠光動議，黃納斯，梅麗梨附議，2011 年 9 月 27 日會議記錄在無人反對下通過。

President's Report

Wingkey Leung announced that there will be a special meeting on December 8, 2011 to announce election results from December 6, 2011 and to vote on the Tremont Village 2012 budget. He also announced that the Lunar New Year banquet for 2012 is scheduled for January 24th, the second day of the Lunar New Year. Since banquet seating arrangements need to be established, the January, 2012 meeting will be moved to January 17th. Fee for each table is \$300.00. Chinese New Year Lion Dance Parade will be on 1/29/12. City Hall decreased the CCBA property tax from \$140,000 to \$36,000. CCBA will receive a refund of \$130,000. The lower tax rate is effective for FY2011 and FY2012. Wingkey Leung said that Man Ho Chan had asked CCBA attorney, Frank Flynn, during an Asset Committee meeting that if CCBA evicted all tenants, will the property tax be alleviated? The attorney states that the matter is not that simple. If CCBA has no tenants and no activities, then it may not qualify to be a charity organization and is also against our mission statement, CCBA may need to pay even higher taxes. Wingkey Leung reported that he and a few officers attended the Open House of the Chinese Historical Society of New England and saw their database for Mt. Hope Cemetery. We hope that they can post the information online so that people from faraway places can access the information. Wingkey Leung said that there are many emails criticizing CCBA of not supporting the 100th Anniversary of Dr. Sun Yat-Sen's founding of the first democratic country in Asia. He said that CCBA participated in 10 celebratory events from January to October. Some events the CCBA president was not invited. This showed no respect for CCBA and the Chinatown Community. Universal Studio, through RIPD, closed streets in Chinatown for several days around October 31st. As in previous movie shooting event, when Wingkey Leung learned about the event on October 29 from street posters, he called the organizer to negotiate a donation to Crime Watch. He subsequently learned that the Studio already made arrangements with City Hall and Frank Chin a couple months before. Wingkey Leung was told that Frank Chin said Chinatown Crime Watch does not need the money and they should donate \$5000 to Greenway. Simon Chan contacted them after the fact and convinced them to donate \$1000 to Chinatown Crime Watch. Wingkey Leung reported that the Wong Family Benevolent Association submitted a complaint with CCBA against Rosemary Yee stating that she assaulted Nasi Huang after the previous Board meeting. The Wong Family Association requested that Rosemary Yee apologize for her actions. Rosemary Yee refused and would rather settle the case in a Court of law.

主席報告

梁永基主席宣佈因要公佈十二月六日的職員選舉結果，將於十二月八日開特別會議，亦希望能在會上通過天滿村2012年財政預算案。主席跟着說二零一二年中華公所春宴在一月二十四日，農曆年初二舉行。因要安排春宴排位問題，明年一月份董事會提前在一月十七日舉行，酒席費每席三百元。農曆新年舞獅在一月二十九日。市府把中華公所物業稅從原來的十四萬多減至三萬六千元，市府將退回十三萬多元已付稅款。新稅率有效期兩年(2011及2012)。主席說陳文浩曾在物業小組會議詢問本公所律師，Frank Flynn，如中華公所趕走所有租客，是否不需再付物業稅？當時律師回答事情並不是那麼簡單，如我們完全沒有租客或沒有活動，可能不合格為慈善機構，可能要交更高的物業稅，這樣做也違反我們的章程。主席宣佈他和一些職員曾參觀紐英崙華人歷史協會的開放日，見到他們為望合墳場設計的資料庫，他希望歷史協會能把資料庫放在網上，方便遠方人仕尋找資料。主席說有很多電信批評中華公所不支持孫中山先生建立民國一百週年紀念活動。從一月至十月，中華公所參加了十個活動。有些活動沒有邀請中華公所主席，這是不尊重中華公所，也是不尊重僑社。十月三十一日環球電影公司曾一連數天封閉華

埠街道進行錄影工作。主席在十月二十九日從街上的海報知道事件後立刻打電話與主持人聯絡，希望他們能依照過去的慣例，捐款支持巡邏隊。影片公司說他們已在兩個月前和市府及陳毓禮研究過封街事件，並告訴主席陳毓禮說華埠巡邏隊不需要錢，應捐款五千元給綠化走廊 (Greenway)。後來陳國華再和影片公司聯絡，說服他們捐款一千元給華埠巡邏隊。主席跟着宣佈黃氏宗親會曾遞交一封公函給中華公所，投訴余麗瑛在上次董事會散會後因爭議用手推黃納斯，希望她能道歉和解這事。余麗瑛不接受建議，說寧願在法庭解決。

Finance Report

Chinatown Crime Watch received a \$100 donation from American Legion Chinatown Post 328. The special account balance is \$18,632.15. The first installment for HVAC system installation is \$64,800. Work is in progress. Initially, the heating system will be installed. This portion of the project should be completed by January, 2012. Following which the cooling system will be installed. The entire project should be completed in May. Man Ho Chan questioned the accuracy of the entry for Public Relations. Rick Wong responded that because after the previous meeting, it was discovered that some of the figures were entered into wrong categories. Corrections were made but that should not affect the total amount. Man Ho Chan said that if there are any major discrepancies in the future, Board members should be notified. Wingkay Leung agreed that moving forward, any corrections made on large amounts will be reported. FY2011 total income for September is \$47,436.18, annual income is \$404,571.86, expenses for September is \$29,628.40, annual expenses total \$470,500.57. The increase in expenses is due to the more than \$170,000.00 in property tax. FY2012 income for October is \$30,951.09, expenses \$125,574.03, with a negative balance of \$94,622.94. Gilbert Ho motioned, Nasi Huang seconded, the Finance report was approved. Rick Wong then reported that CCBA has paid off the second mortgage of \$250,000 to Chinatown Trust Fund. However, CCBA still has not received the Release from Chinatown Trust Fund. Wingkay Leung said that we recently confirmed that CI Associate already transferred the lien from the first mortgage to Chinatown Trust in 2004. He didn't know the details at the last Board meeting and asked Bill Moy. At that time, Bill Moy also thought that the lien has not been transferred from CI Associate to Chinatown Trust and that he will take care of it as soon as possible. Paul Chan emailed the entire world about this and called Wingkay Leung incompetent. Wingkay Leung thought this is inappropriate behavior.

財務報告

黃光野說華埠巡邏隊收到退伍軍人會捐款一百元。特別項目戶口存有\$18623.15。公所已繳交首期冷暖氣系統工程費共\$64,800。工程在進行中，將先安裝暖氣系統，於明年一月份完工，接著安裝冷氣系統，整項工程於明年五月份完成。陳文浩問收支表上社區外聯項目數目不正確。黃光野說因上次財政報告後發覺有些數目放錯地方，作了更正，但總數沒有改變。陳文浩說如數目有改變，希望能告訴董事。主席也認為這項建議很好，說以後凡更改大數目，必再報告。二零一一財政年度九月份收入\$47,436.18，全年收入\$404,571.86。九月份支出\$29,628.40。全年支出\$470,500.57。支出這麼多的原因是付了十七萬多物業稅。二零一二財政年度十月份收入\$30,951.09，支出\$125,574.03，虧了\$94,622.94。何遠光動議，黃納斯附議，財政報告在無人反對下通過。財政跟著報告數月前中華公所已還清華埠基金的第二期物業貸款共\$250,000，但至今仍未收到華埠基金的債務清還證明書。梁主席說最近已證實CI Associate 在2004年已把中華公所第一次物業貸款的債權轉予華埠基金。在上次大會他未知詳情，曾詢問陳灼鑾有關債權問題，陳灼鑾當時也以為債權還未轉手，說會盡快辦理。陳家驊卻因這事件發電信給全世界，還在信中咒罵他無能。主席認為這樣的行為非常不當。

Asset Committee Report

Victor Louie said the lease agreement for C-Mart's storefront located at 50 Herald Street will expired in 2013. Because they want to renovate the premises, they are requesting to extend their lease early. The Asset Committee held a few meetings over this topic to investigate the market rental rate and the actual square footage of the premises. There is still no result as of now and waiting for results from a real estate agent. Other than installing awnings, there are no other

major renovations. They deposit over \$93,000 into the reserve account which now has a balance of \$3,829,130. The manager for Waterford Place and Tremont Village was on vacation and no report was sent.

Gilbert Ho said Paul Chan recently spreading to the outside community that CCBA is trying to rush signing the lease with C-Mart. He also said that Paul Chan is no longer a director of CCBA, and should not be saying negative things about CCBA, especially when the Asset Committee is following procedures. Man Ho Chan said outsiders have that thought because the Asset Committee already had 3 to 4 meetings about the lease where normally only one or two meetings a year. Victor Louie said the Asset Committee meets frequently. Besides the recent meetings, there definitely has been more than one or two meetings. He then said Man Ho Chan is a member of the Asset Committee, he should know that the Committee works according to procedure and have not rushed into any decisions regarding this lease. He continued to explain that the recent flurry of meetings is due to C-Mart being CCBA's biggest tenant and value this lease. Wingkay Leung said that Paul Chan had emailed many people saying that CCBA will not disclose the lease with C-Mart. In actuality, all Committee members have reviewed the lease and the proposal. He hopes that Man Ho Chan will report back to his organization. Man Ho Chan said that he only saw the lease for about 5 minutes at the first meeting. Victor Louie said that cannot be since the lease was distributed to members at the beginning of the meeting and not collected till the meeting adjourned. Five minutes is an exaggeration. He then stated that Paul Chan recently emailed and referred to the draft meeting minutes. Further, he quoted out of context which is inappropriate.

物業小組報告

雷景林說中國超市在50號喜露街鋪位的租約在2013年期滿，因想裝修鋪面，要求提早續約。物業小組為這件事開了數次會議，調查該區的市價及鋪位的真實面積，至現在還未有結果。現在等候物業經紀的調查結果。大同村最近除安裝涼篷外，沒其他大裝修，每月存九萬三千多元入儲備金戶口，現共有\$3,829,130在該戶口。華福樓及天滿村的負責人因為度假，未趕及寄報告來。

何遠光說陳家驊最近向外說中華公所想以盡快速度和中國超市簽約。他又說陳家驊現已不是中華公所董事，不應在外這樣說中華公所不是，由其小組依程序慢慢辦事。陳文浩說原因是最近物業小組為這事開了三，四次會議，而平時每年只開一兩次會議，難怪外人這麼想。雷景林說物業小組時常開會，除最近的會議外其他時間絕對不只開了一兩次會議。他跟著說文浩是物業小組成員，應該知道我們開會時辦事按步就班，沒有為租約問題加速做決定。他跟著解釋最近為中國超市租約開這麼多會議是因為中國超市是我們最大的租戶，要重視這份租約。梁永基說陳家驊曾有電信說中華公所不公開中國超市的租約，其實所有小組會員都已看過租約和建議書，希望陳文浩能回公所報告。陳文浩說，他只在第一次會議時看過中國超市的租約五分鐘之久。雷景林說根本沒可能，一開會便派發租約給小組成員，到散會時才收回，五分鐘是非常誇張的說法。他又說陳家驊最近在電信引用未經通過的會議記錄，更斷章取義，非常不恰當。

Election Committee Report

Karen Lee reported that Kuo Ming Tang had submitted a request to exchange their delegate. The new director is Hsieh Li. Since the change in delegate is after the June 30th cutoff, they lost their right to vote in the CCBA Officers Election. This year's election is scheduled for Tuesday, December 6th from 9:00 am to 6:30 pm. She announced that many directors have not submitted their organization registration form, organization delegate registration form, and conflict of interest form. The Election Committee suggested that in the future, board members who have not submitted these forms will lose their right to nominate candidates for officer elections. King Sun Yu motioned, Betty Wing, and Michael K.Y. Wong seconded, this motion will be voted at the next meeting. The Election Committee recommended that any motions passed by voting must be overturned by two-third of the total Board before a motion of the same subject matter can be made. Chung Chi Che questioned whether there is such a provision in the Bylaws. Karen Lee said there isn't but that it was discussed at the last Election Committee meeting and that the 6 Committee members who attended the meeting had unanimously approved the recommendation. Now it is up to the Board to decide. Kee S. Lee said he disagree with this recommendation. Chung Chi Che questioned whether the motion made before the 2006 vote to reinstate the flag was overturned. Michael Wong said that if we don't need to overturn an existing provision before making a new motion, then the same type of motion can be made continuously. Rosemary Yee claims that all this seems to be directed only at the 16

organizations who requested to reinstate the flag. Felix Lui said that since the next meeting is in the near future, it is too soon to have to make a decision on such an important issue, and requests a delayed decision.

選舉小組報告

李嘉玲說國民黨入紙中華公所要求換代表，新董事是李先。因換董事時已過六月三十日，今年沒有選舉權。今年選舉時間是十二月六日，星期二，早上九時至下午六時三十分。她又宣佈有很多董事還未遞交團體登記表格，董事登記表格和利益衝突表格。選舉小組建議以後沒有簽交以上表格的董事，能失去中華公所職員選舉提名權。余景新動議，李伍碧香，黃光沐附議，這項議案將在下次大會投票決定。選舉小組建議以後凡經投票表決過的議案，必需先得三份之二總董事人數贊成才能推翻，然後才可提同一題目的議案。謝中之問章程內有沒有這條條款，李嘉玲說沒有，這是小組上次開會，參加開會的六位小組成員全部贊成的建議，希望大會作決定。李奇舜說他不贊成這項建議。謝中之說2006年投票是否掛旗前也必須先投票推翻之前的議案。黃國威說如已表決的議案不需先推翻便可再立案，同樣的議案能不停被提案，永無寧日。余麗嫻說這一切似乎有針對簽名要求掛旗的16個僑團。雷國輝說下次會議祇有十日八日便舉行，要決定這麼重要定議案，實在太速，要求遲些才決定。

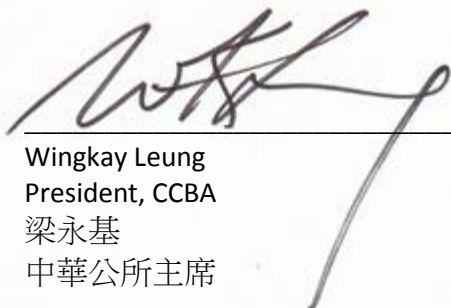
Members' Event Update

Chinatown Main Street and City Hall will be at Phillips Square on December 4, 2011 at 1:00 pm for the Christmas Tree lighting ceremony. Greenway will have a lighting ceremony at Chinatown Park on December 7, 2011 at 6:00 pm. Chinatown Main Street will have their annual fundraiser on January 7, 2012. Hin Sang Flower Market will commence on January 19 and will continue till January 22, 2012. Que Shing Chinese Music and Opera Group will have a performance on December 3, 2011 at 1:00 pm.

董事局成員僑社活動新消息

12月4日，下午1時，華埠主街和市府，在非利普廣場辦亮燈儀式。12月7日，下午6時，綠化走廊華埠公園辦亮燈儀式。1月7日華埠主街籌款活動。1月19, 20, 21, 22，顯生花市。12月3日，下午1時僑聲粵劇演唱。

LiLi Mei motioned, Hung Goon seconded, the meeting adjourned at 9:53 pm.
梅麗梨動議，阮鴻燦附議，晚上9時53分，主席宣佈會議結束。



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