

Chinese Consolidated Benevolent Association of New England

Board Meeting

Tuesday, September 27, 2011, 7:00 pm

CCBA Conference Room

紐英崙中華公所

董事會議

二零一一年九月二十七日，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, Hung Goon, Gilbert Ho, Nasi Huang, Feenee Huey, Yu Kang Louie, Kee S. Lee, Melvin Lee, Robert Leung, Guo Quan Li, Po Hang Li, George Liang, Felix Lui, Li Li Mei, Ruth C. Moy, William Moy, Raymond Shih, Hing SooHoo, Sam Tse, Betty Wing, Michael K.Y. Wong, Gock L. 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、阮鴻燦、何遠光、黃納斯、許惠儀、雷如鏡、李奇舜、李天生、梁添光、李國權、李寶衡、梁匯川、雷國輝、梅麗梨、梅伍銀寬、陳灼鑒、石家孝、司徒慶羨、謝雲鵬、李伍碧香、黃光沐、黃國麟、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: Tommy Gee, Henry Ng, Frank Wong

缺席董事：朱紹昌、伍侃滋、黃國健

President Wingkay Leung called the meeting to order at 7:11 pm.

晚上七時十一分，梁永基主席宣佈會議正式開始。

Approval of Meeting Minutes of July 26, 2011

National Night Out, June 2 should be changed to August 2. Peter Chan motioned, Betty Wing, Nasi Huang seconded, the July 26, 2011 minutes was approved with no objection.

通過 2011 年 7 月 26 日會議記錄

改錯字讀正音：撲滅罪案日，6月2日改為8月2日。陳建立動議，李伍碧香，黃納斯附議，2011 年 7 月 26 日會議記錄在無人反對下通過。

President's Report

Wingkay Leung handed out 2 sheets of CCBA stamps designed by former President, Gilbert Ho, to board members to review. The stamps are available online and are available for purchase by anyone. Wingkay Leung visited CCBA-Washington, DC on September 10<sup>th</sup> and met with presidents from other East Coast CCBA's, and visited with Representative Jason Yuan from Taiwan. There is no new development regarding the CCBA property tax. The CCBA attorney is following up. The officers had a meeting with Mr. Thomas Sullivan, the Superintendent of Cemeteries, at Mt. Hope Cemetery to discuss restoration work which was well received. The Albany Harrison Strategic Plan indicated that the height of the

structure to be build at 50 Herald Street can be increased from 100 feet to 150 feet. That provision has been approved by the BRA. The lease agreement between CCBA and C-Mart will expire in 2013. Mr. Feng, owner of C-Mart, wants to renovate the supermarket and wishes to renew his lease in advance. Mr. Feng has submitted a lease renewal proposal to CCBA. Wingkay Leung asked the Asset Committee to discuss it and report back to the Board. Wingkay Leung pointed out that the proposal has a clause which states that CCBA only needs to give a 6 month notice for C-Mart to vacate the premises. The work for Chinatown MasterPlan 2010 is complete and is published in both English and Chinese. Wingkay Leung declared that at the last MasterPlan press conference, Bill Moy stated that South Cove Manor was forced to move to Quincy because they were unable to expand into CCBA property at 50 Herald Street. Wingkay Leung hoped that South Cove Manor will be able to stay in Boston and service the Chinatown community. He said that someone once suggested that CCBA sell 50 Herald Street to South Cove Manor for \$1.00 so if South Cove Manor is really moving, he hopes that South Cove can also sell their property to CCBA for \$1.00. Gilbert Ho said he heard that South Cove Manor was constructed with donations from the community; the community should have a right to an opinion. Michael Wong confirmed that there were many people and businesses in the community who donated to South Cove, and a list of donors exists within South Cove. Robert Leung said since CCBA was one of the leading forces behind fundraising efforts for South Cove Manor and has a close relationship with them, if South Cove Manor does move away from Chinatown, then CCBA should take over the management of the property. Ruth Moy disagree with this type of thinking and said that the capital funds for South Cove were mostly donated by Westerners, and especially, received support from the banking industry. Rosemary Yee said that all organizations have its own management system, we cannot force South Cove Manor to give the property to CCBA. Felix Lui said that it is this type of infallible view that got CCBA in a lawsuit with the Kwong Kow Chinese School years ago which wasted hundreds of thousands of dollars in legal fees. We should not go down the same disastrous path.

### 主席報告

梁永基主席首先派發兩張由前主席何遠光設計的中華公所郵票給董事參考。任何董事都可以從網上買到這些郵票。主席曾於9月10日到美京中華會館和各地中華公所主席會面及拜訪中華民國袁建生代表。中華大樓的物業稅問題沒有新發展，本公所律師正在跟進。中華公所職員曾到望合墳場辦事處和管理主任Thomas Sullivan先生會面及研究墳場修建工作，得到他的友善招待。Albany Harrison 的整體計劃指出我們在50 Herald Street的物業可從原來建築100尺的高度增至150尺，該條文已獲重建局批准。中華公所和中國超市於50 Herald Street的租約在2013年期滿，店主方先生因想裝修超市，希望能和我們提前續約。他已遞交了一份續約建議書給中華公所，主席要求物業小組開會研究後向大會報告。主席指出，建議書有一條款說我們只需給租客6個月通知便可收回物業。華埠整體計劃2010工作已完成，並以中英文印發研究結果。主席說在最後一次整體計劃記者招待會上，陳灼鑒說中華頤養院因沒法擴展至中華公所擁有的50 Herald Street，被逼要遷至昆市。主席希望頤養院能繼續留在波士頓為華人社區服務。他又說當年有人建議中華公所把50 Herald Street以一塊錢賣給頤養院，所以如頤養院真的要搬走，希望也能把現址以一塊錢賣給中華公所。何遠光說聽聞頤養院是社區捐款興建，社區人仕應有權提供意見。黃國威說當年的確有很多社區人仕及商戶捐款興建頤養院，捐款名單也登在頤養院內。梁添光說中華公所當年也帶頭幫助籌款，和頤養院關係密切，如頤養院真的要搬離華埠，物業應由中華公所接管。梅伍銀寬不贊成這種說法，說頤養院的建築經費多從西方人仕籌得，尤其是得到銀行界的捐贈。余麗嫻說任何機構都有其行政制度，我們不能強迫頤養院把物業送讓給中華公所。雷

國輝說當年也因這種自以為是的論調，引致中華公所與廣教學校打官司，花揮數十萬元，不應重蹈覆轍。

#### Finance Report

Rick Wong reported that the Chinatown Crime Watch account has \$12,969.10. Waterford Place has a net income distribution of \$45,739.00 to CCBA. We have paid more than \$35,000 for the first quarter of the 2012 property tax. Total CCBA income for July and August is \$101,305.19, expense is \$120,917.25. The deficit is due to the property tax. There was a decrease in sponsors for this year's August Moon Festival and the festival resulted in a loss of funds. Felix Lui commented that monies gained from Waterford Place should be used to develop low income housing and should not be part of the operating funds. Wingkay Leung commented that even though the suggestion is a good one, he has never seen anything written documentation that the money cannot be used for operations. The finance report was approved without objection.

Wingkay Leung then told the Board that CCBA has paid off the second mortgage of \$250,000. He said he also found documentation online that CI Associates still holds the 2004 lien which should have been transferred to the Chinatown Trust Fund. He can't understand why CI Associate is still holding the lien. He requested Bill Moy to follow up. Bill Moy said that the loan was not transferred from CI Associate to Chinatown Trust Fund but he will complete it as quickly as possible.

#### 財務報告

黃光野報告華埠巡邏隊戶口有\$12,969.10，華福樓盈利\$45,739.00。上月已繳付中華大樓2012年第一季的物業稅共\$35,000多元。中華公所7，8月份總收入\$101,305.19，支出\$120,917.25，因要付物業稅超支。今年中秋節聯歡會因贊助商少了，要賠款。雷國輝說華福樓的收益，應用來發展低收入房屋，不應用在行政用途上。主席說建議雖然好，但他從來沒有見過明文規定，這些錢不能用在行政上。財務報告在無人反對下通過。

梁永基主席跟著告訴董事，中華公所已還清第二次物業抵押的25萬欠債。他還在網上看到CI Associate仍然擁有2004年第一次物業抵押的契約，這份契約應已轉到華埠信托基金名下，不知為什麼還是CI Associate持有，他要求陳灼鑒跟進。陳灼鑒說CI Associate 還未將契約轉給華埠信托基金但他會盡快做。

#### Report of HVAC System

Rick Wong reported that the new HVAC system has 9 zones. After receiving 3 bids and a meeting of the Asset Committee, it was decided to give the contract to Kent's Service for \$156,000. Rosemary Yee said prior to commencement of work, we must verify that Kent is licensed. Rick Wong stated that he already confirmed that Kent is licensed and insured. Bill Moy is interested to know what type of contract is being discussed. Wingkay Leung told him that the budget is being discussed and approved, and not the contract. Bill Moy shouted, "You don't know what a fucking budget is!" Many Board members felt that he was out of line. The Board, with three abstained, approved the \$156,000 (plus 10% contingency if necessary) budget for the new HVAC system. They also recommended Larry Young to supervise the work to completion.

#### 冷暖氣系統工程報告

黃光野說新冷暖氣系統將有9個控制區，工程得到三個投標後，物業小組開會研究後，決定把這項工程判給劉淇（Kent）服務公司，費用\$156,000。余麗嫻說工程開始前一定要肯定劉淇是否持有執照。黃光野說他已調查過，劉淇持有執照及工程保險。陳灼鑒想知道這

是份什麼形式的合同，主席說我們是在研究及通過一項預算案（Budget），不是合同。陳灼鑿大聲說：“你唔知勿X是預算案（You don't know what a fucking budget is!”）”很多董事認為他行為過份。大會在三人棄權，沒人反對下，通過使用\$156,000（另加10% 意外事故費用）安裝新冷暖氣系統。大會並推舉翁宇才為這項工程的監工。

#### Asset Committee Report

Victor Louie reported that Tai Tung Village is currently installing maroon awnings. A monthly sum of \$93,955 was deposited into the account for July and August. CCBA recently received Form 121A from the government, notifying us that the 40 year tax exempt status for Tai Tung Village is almost ending. The attorney is following up. Waterford Place deposited \$5,628 monthly for July and August. Tremont Village has a negative balance of \$8,532 in 2011.

#### 物業小組報告

雷景林說大同村最近進行安裝棗紅色的遮蓬。7，8月份每月存\$93,955入戶口。中華公所最近收到政府寄來的121A表格，通知我們大同村40年物業免稅優待快將到期，律師現已跟進。華福樓7，8月份每月存\$5,628。天滿村2011年共虧款\$8,532。

#### Election Committee Report

Karen Lee congratulated Gin's Family Association of Boston and Sam Yick Association of New England. They will have been CCBA members for 2 years at the end of September and will have the right to vote. The Election Committee will send out the 2012-2013 Officer Election Nomination Forms on September 30, 2011. Nomination forms must be returned to CCBA prior to 6:00 pm on October 31, 2011 to qualify. Election Day 2011 falls on Tuesday, December 6<sup>th</sup>. Discussion on Wong Family Association's motion pertaining to the procedure of selling CCBA property ensued. Henry Yee opined that “或” should be changed to “和”. Robert Leung motioned, Henry Yee seconded, the wording of the Wong Family Association motion will be amended. After Board ballot vote, the Wong Family Association motion on the procedure of selling CCBA property was adopted with 29 votes approved and 13 votes against.

#### 選舉小組報告

李嘉玲首先恭喜甄氏及三益公所，他們加入中華公所在9月底已足兩年，開始有選舉權。選舉小組將於9月30日寄出2012-2013職員選舉的提名表格，這些表格必須在10月31日晚上6時前交回中華公所才有效。今年的選舉日是12月6日，星期二。大會跟著討論黃氏公所在上次董事會提出售賣中華公所物業程序的議案。余仕昂認為議案上的“或”字應改為“和”字。梁添光動議，余仕昂附議通過修改議案用字。經投票表決，反對13票，贊成29票，通過黃氏公所議案。

#### New Business

Wingkay Leung announced that 16 organizations jointly submitted a petition requesting CCBA reinstate the flag of the Republic of China. He stated that any important motion must be addressed at the Board meeting and written request has not been accepted. Man Ho Chan wants to make a motion to reinstate the ROC flag. Wingkay Leung said that before the motion can be accepted, the Board must consider another issue. He told the Board that at the Board meeting of September 26, 2006, the Board already voted on the issue of whether to reinstate the ROC flag. The result of the vote was 1 abstained, 12 voted affirmatively and 23 voted negatively. The motion to reinstate the flag was not approved. Wingkay Leung said that because that vote is still in effect, the 2006 vote must be overturned prior to making the new motion and asks the Board for their opinion. Chung Chi Che asked Wingkay Leung what is “politics”. Wingkay Leung said he doesn't have to answer because he is not a dictionary. Nasi Huang

then stated that CCBA should not involve politics. Other than the American flag, it is best not to hang the flag of any country. David Bai commented that since we're in America, we should adapt into mainstream American society, not be involved in political conflict, and work together for the good of the Chinese community. Michael K.Y. Wong agreed that the old motion must be overturned before voting on a new one. Man Ho Chan declared that the Bylaw does not mention that an old motion must be overturned. Wingkay Leung said that there is no mention in the Bylaw, but if an old motion is not overturned, then the same motion can be made at each Board meeting which hinders work that needs to be done. Robert Leung said that it is not to the best interest of CCBA's unity if the issue of reinstating the flag was brought up time and again. He also commented that the organizations who suggested reinstatement of the flag likely don't even hang the ROC flag at their organization. Why should they mandate CCBA to hang it? Kee S. Lee said that is not true because the Lee Family Association hangs the ROC flag. Robert Leung said that if they must raise a Chinese flag, the PRC flag should be raised because the PRC is the China that the United States recognizes. He also believed that the old motion must be overturned. Yu Kang Louie disclosed that his own family organization also had an internal conflict due to this same topic. He considers politics a personal belief. One can attend the flag raising ceremony for the country one identifies with but should not force CCBA to raise the flag and destroy the internal unity of the organization. Larry Young hopes that everyone can view this issue from a historical perspective and discuss it peacefully. Rosemary Yee agrees that the flag raising issue should be discussed from a historical perspective, especially this year being the 100<sup>th</sup> Anniversary of the Revolution of 1911. She also considered the 1998 flag motion illegal, therefore not necessary to overturn it. Michael Wong asserted that the old motion was voted during this presidency. If it is not overturned prior to making a new motion, then it will be difficult for anyone to take any existing resolutions seriously. Wingkay Leung stated that a 2/3 vote of all Board members is needed to overturn an existing resolution and asked if anyone will make such a motion. Robert Leung countered that even if the old motion is to be overturned, it must wait until the next meeting. He also stated that the 1998 decision is absolutely legal. Raymond Shih questioned whether there is documentation in the Bylaws mandating a 2/3 Board vote to overturn a motion. Wingkay Leung said this is not written in the Bylaws but rather, it is customary. Raymond Shih went on to say that even the American Constitution doesn't have a 2/3 vote regulation. Wingkay Leung countered that if it is to overturn a decision for operations, then he also doesn't agree with a 2/3 vote. But to overturn an important CCBA motion, then a 2/3 vote should be required. Otherwise, future resolutions will be overturned in a whim. Man Ho Chan wants someone to make the motion at this meeting so the issue can be voted on at the next Board meeting. Wingkay Leung wants to know whether the 2006 resolution needs to be overturned at the next meeting, and whether they can immediately vote to reinstate the flag. Kee S. Lee mentioned that the 1998 decision was not overturned before the 2006 vote. He agrees that if the new motion is resolved, then it should automatically nullify the old one. He continued to say that we should be fair when handling the flag issue and should not favor one over the other. Therefore, both the ROC and PRC flags should be raised. Hung Goon said that building casinos in Massachusetts was motioned yearly and was never necessary to overturn the old decision. Wingkay Leung pointed out that the community was still harmonious two weeks ago but with someone urging the 16 organizations to motion reinstatement of the ROC flag, the Board is now conflicted and divided. Felix Lui said that Wingkay Leung should apologize because all the organizations signed voluntarily, not under the direction of anyone. Rosemary Yee said that Wingkay Leung should not have made that comment because the Presidents and Chairs of all the organizations that made the motion signed the motion. Wingkay Leung observed that motions received from all 16 organizations were all form letters, and not written by the organizations. The Presidents only provided their signature. Bill Moy requested Wingkay Leung to remain neutral which Wingkay Leung countered that he is neutral. Karen Lee asked that members of the Election Committee stay behind.

## 新題案

主席說有16個團體聯名遞交了一份請願書，要求中華公所恢復懸掛中華民國國旗。他說凡重要的議案，必須要在大會提出，書面要求未被接納。陳文浩欲動議要求恢復懸掛中華民國國旗，主席說在未接納這項動議前，先要研究一個問題。他告訴董事，在2006年9月26日大會也曾投票表決是否恢復懸掛中華民國國旗，投票結果，1棄權，12贊成，23反對票，議案未能通過。主席說因當年的表決仍然有效，要舊事重提，必須先推翻2006年的表決，在此徵詢董事的意見。謝中之問主席什麼是政治，主席說他不是字典，不需要回答。黃納斯跟著說中華公所不應涉及政治，最好除了美國國旗外，不要懸掛任何國家的旗幟。栢志剛說人在美國，應該溶入美國主流社會，不要涉及政治鬥爭，合力為華人社會謀福利。黃光沐也贊成必須先要推翻舊的議案，才能投票決定新的。陳文浩說章程沒有說一定要先推翻舊案。主席說章程雖沒說明，但如果決定了的議案不用先推翻，同樣的議案每次大會都再被重提，根本沒可能真正辦事。梁添光說掛旗事件時時被提出，其實對中華公所的團結沒有幫助。他又說，這次提議掛旗的團體，根本其本身的會所都可能沒有掛旗，怎麼反而要中華公所掛旗呢？李奇舜說這話不對，李氏公所掛有中華民國國旗。梁添光又說如果一定要掛中國國旗，應該掛中華人民共和國國旗，因中華人民共和國才是美國正式承認的政府，他同時認為必須先推翻舊議案。雷如鏡說，他本人的公所也曾因掛國旗問題引起內部不和，他認為政治是個人信仰，可在自己認同的國慶去參加升旗禮，不應強迫中華公所掛旗，破壞內部團結。翁宇才希望能用歷史眼光來平靜討論掛旗事。余麗嫻也贊成以歷史來研究掛旗，尤其今年正好是辛亥革命100週年，她同時認為1998年掛旗議案是梁添光主席當年非法定立，所以無須先投票推翻舊議案。黃國威說舊議案是他做主席時表決的，如舊議案未被推翻，便可立新的，很難令人重視存在的議案。主席說要推翻舊議案，必須2/3董事總人數，問有沒有人動議推翻舊案。梁添光說就算要推翻舊案也要在下次會議才能進行，同時說1998年的議案絕對不是非法定立。石家孝問章程有沒有說必須有2/3董事數目才可推翻舊議案，梁主席說章程沒有，這是中華公所慣例。石家孝又說美國憲法也沒有2/3才能推翻議案的條例。梁主席如果是要推翻行政方面的議案他也贊成不需要2/3，但推翻中華公所重要議案應要2/3，否則以後定立了的議案也會不停的再被提案，永無寧日。陳文浩說：“現在有一個人提案，有人附議，希望中華公所把掛旗建議在下次投票選舉。”主席想知道下次會議如能推翻2006年定案，是否可以立刻再投票決定掛旗建議。李奇舜說2006年投票決定掛旗議案前也沒有先投票推翻1998年的舊議案，他贊成如新議案被通過，舊案便自動被取締。他跟著說我們應該以公平處理掛旗事件，不能厚此薄彼，應同時掛起中華民國及中華人民共和國的國旗。阮鴻燦說麻省的賭場議案年年被推翻，年年被再提案，根本無須要先推舊案。主席說僑社兩星期前還很和諧，卻有人慫恿16個僑團提案掛旗事件弄到董事間發生這麼大的衝突很無辜。雷國輝說主席應該向大家道歉，因這些團體是自願簽名，不是被人操縱的。余麗嫻說提案那些團體皆有主席簽字，梁主席不應這麼說。主席說這些提案信是印刷函件（form letter），不是這些團體自己主動寫的，主席只是在上面簽字。陳灼鑒要求主席保持中立，主席說他是中立的。李嘉玲要求選舉小組成員會後留步。

## Members' Event Update


Kuo Ming Tang of Boston 100<sup>th</sup> Anniversary celebration will be held at Empire Garden on November 19, 2011. Import, Citizenship and Immigration Services presentation scheduled for November 12, 2011 at

12 noon. Art exhibit in celebration of the Revolution of 1911 scheduled for October 2, 2011 at CCBA. October 10, 2011, CCBA and Chinese Merchants Association sponsored a ping pong competition to commemorate the ROC 100<sup>th</sup> Anniversary.

董事局成員僑社活動新消息

國民黨波士頓分部成立 100 週年紀念，2011 年 11 月 19 日在帝苑設宴。2011 年 11 月 12 日，12 時，海關及移民講座。2011 年 10 月 2 日，慶祝辛亥革命 100 年，中華公所設畫展。2011 年 10 月 10 日，中華公所和安良工商會為紀念中華民國 100 週年，主辦乒乓球賽。

The meeting was out of control so Wingkay Leung announced adjournment at 10:26 pm.  
晚上 10 時 26 分，場面失控主席宣佈會議結束。



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