

Thu Duc, May 26th, 2024

THE VISTA AN PHU ANNUAL GENERAL MEETING 2024
MEETING MINUTES

Time: 09:00 , May 26th, 2024

Location: G Floor, Tower 02 - PMH Room - The Vista An Phu Building - No. 628c Vo Nguyen Giap, Quarter 4, Thu Duc, Ho Chi Minh City

PART I: INTRODUCTION TO OPENING THE MEETING

1. Introducing the participants:

- ❖ The Vista An Phu Apartment Management Board - term 2023 - 2026:
 - Mr. **Tran Xuan Phuong** Head of BOC
 - Mr. **Nguyen Vu Hien** Deputy Head of BOC
 - Mr. **Nguyen Van Trlen** Member of the BOC
- ❖ Representative of the Investor - Capitaland - Vista Company Limited
 - Mr/Mrs Deputy Head of Management Board (Not attending due to personal reasons)
- ❖ Representative of the Supervisory Board:
 - Mr. **Mai Duc Bao** Owner of apartment T3-23-03
- ❖ Representative of Local Authority
 - Mr. **Le Thanh Son** Representative of People's Committee of Thao Dien Ward, District 2
 - Mr. Representative of Thao Dien Ward Police, District 2
 - Mr. **Vu Van Hien** Party cell secretary
 - Mr. **Pham Ngoc Thinh** Head of Quarter 15
- ❖ Representative of the building management unit - CBRE Company Limited (Vietnam)
 - Mrs. **Nguyen Thuy Dai Trang** Area Manager
 - Mrs. **Tran Thi Thuy Trang** Property Manager of The Vista An Phu building
 - Mr. **Doan Van Hung** Chief Engineer The Vista An Phu Building
- ❖ Secretariat:
 - Mrs. **Hoang Thi Thuy Trang** CBRE Staff (Vietnam)
 - Mrs. **Hong Kim Dung** Resident of apartment T2 17.05

2. Opening meeting

- The organizing committee announced the reason - opening meeting.
- Article 15 of the Annual General Meeting in the Regulations on Management and Use of Apartment Buildings issued with Circular 02/2016/TT-BXD (Circular 02) of the Ministry of Construction stated that "The annual apartment building meeting is held once a year when there is at least 30% of representatives of the owners of the apartments that have been handed over to attend or a smaller number as agreed upon by the apartment owners".

3. Introducing the content of the AGM 2024 program:

- Approving working regulations at AGM 2024.
- Introducing the voting content at AGM 2024.
- Management Office (MO) reports on building operations in 2023 and plan for 2024.
- The BOC reports on the activities of the BOC in 2023 and the plan for 2024.
- The MO presents the voting content.
- Discussion section on voting content.
- Discussion section on general issues at the Building.
- Introducing the members of the vote counting committee and supervisory board (invite 2 resident volunteers).
- Conducting a vote and vote counting.
- Announcement of voting results.
- Closing statement of the AGM 2024.

PART I: REPORT ON OPERATIONAL ACTIVITIES OF THE BUILDING MANAGEMENT BOARD

Presenter: Mrs. Tran Thi Thuy Trang – Property Manager

Report contents include:

1. Personnel of the MO.
2. Report on the activities of MO in 2023.
3. Evaluating the quality of service units, management and operation, maintenance, and supervision of maintenance and repair of building systems.
4. Management of service units.
5. Report on propaganda and drill on fire and explosion prevention, fire and explosion insurance contracts and public assets of the building according to legal regulations.
6. Summary of achievements and limitations during building operation in 2023.
7. Operation Plan for 2024.

PART II: REPRESENTATIVE OF THE MANAGEMENT BOARD HAVE A STATEMENT ABOUT THE 2024 ANNUAL AB MEETING CONTENT

Presenter: Mr. Nguyen Xuan Phuong – Head of BOC

- Presenting the purpose of organizing the annual apartment building meeting according to the law in Article 12 of Circular 02/2016/TT-BXD and Article 15 of Circular 05/VBHN-BXD
- Comparing the content put up for voting at the AGM according to the law and the content put up for voting at the AGM 2024 at The Vista to be compatible.
- Mr. Phuong said: "The meeting is a place for the BOC – MO to listen to the thoughts, shares, aspirations, and positive opinions from residents to build a civilized, livable Vista community; listen to shares and opinions about building management and operations. The purpose is together to connect The Vista resident community back to its original image, a place worth living, civilized, green, clean and beautiful."

PART III : REPORT ON ACTIVITIES OF THE MANAGEMENT BOARD

Presenter: Mr. Nguyen Xuan Phuong - Head of BOC

Report contents include:

1. Report on BOC's activities in 2023

2. Sinking fund report
3. Updating building status after 10 years of operation and proposing building maintenance
4. Results achieved during the term
5. Report on shortcomings and limitations
6. Report on financial revenue and expenditure activities based on the 2023 audit report
7. The budget 2023, 2024 has not been approved yet but there are some urgent categories that must be spent in advance.

MC said: Up to now, there is still not enough percentage to hold an annual apartment building meeting, so we ask residents to continue with the discussion while waiting for the meeting to have enough percentage to conduct voting. Residents please call neighboring owners to attend the meeting and exercise their voting rights. If you agree, please vote by raising your hand!

The meeting was recorded with pictures: the vast majority of residents raised their hands to agree to continue the meeting to the discussion part.

PART IV: SPEECH OF PARTY CELL SECRETARY

Presenter: **Mr. Vu Van Hien**

Content:

- Thank resident representatives for the AGM 2024
- I would like to have more channels to exchange residents' opinions to BOC - MO so that we can coordinate to build better neighborhoods and apartments.
- In addition, in the near future, we will have a meeting to discuss with residents and resolve and respond to comments from residents every Friday.

PART V: SUPERVISORY BOARD ACTIVITY REPORT - FROM THE REPRESENTATIVE OF THE SUPERVISORY BOARD

Presenter: **Mr. Mai Duc Bao**

Content:

- The Supervisory Board (SB) consists of 6 members who do not receive any remuneration and are not responsible for any issues. They only provide advice to the BOC. The SB recommends that the BOC and MO provide sufficient information for residents to stay informed.
- Regarding the NZM lawsuit, the SB suggests that the New BOC should collaborate with the Former BOC to resolve this issue.
- Concerning residents independently demolishing walls during renovations, the SB recommends that the BOC closely monitor this matter.
- The members of the SB have requested to resign from their positions.

PART VI : CONTRIBUTING OPINIONS OF DELEGATES ATTENDING THE MEETING

1. **Mr. Lloy – Owner of Apartment T4-12A-04:** The SB maintains close communication with the Former BOC and has responsibilities towards the residents.

⇒ Rep of SB – Mr. Mai Duc Bao replied: We have provided consultations on various issues to the BOC and the MO, but we do not have decision-making authority.

2. **Mr. Pham Dang Hung – Owner of Apartment T5-06-04:**

In 2023, I participated in supporting the Former BOC and had meetings and discussions with the SB. I observed that the SB was manipulating the Former BOC and covering up for them. I suggest that the

members of the SB review their actions.

3. Ms. Dao Thuy Minh Nguyet – Owner of Apartment T5-08-05:

- What was the purpose of establishing the SB? Why are there no reports to the residents? Why has the SB failed to identify negative issues that residents have discovered, and why have these issues not been controlled until now?
- Why does Nozomi (NZM) charge additional fees for overtime when the contract clearly states that no extra fees should be charged for overtime work?

⇒ **Resident replied: Ms. Vu Kim Anh – Owner of Apartment T4-02-04:**

- Regarding the issue of overtime as stipulated in the contract with NZM, when the BOC requests NZM employees to work overtime, the costs should be covered by the building's additional expenses.
- I suggest reviewing the terms of the contract and the job descriptions provided by NZM.

Ms. Dao Thuy Minh Nguyet – Owner of Apartment T5-08-05:

- Could the current MO please clarify whether overtime costs are being charged or not?

⇒ **Rep of MO: Ms. Tran Thi Thuy Trang**

- Based on the Operations Management Agreement between CBRE and The Vista BOC, personnel costs already include overtime expenses, including holidays and festivals.

4. Mr. Friedrich Weiss – Owner of apartment T4-23-01

- English documents of the 2024 Annual AB meeting were sent a few days before the meeting, so there was not enough time for me to read and study the contents. Not providing enough information about the construction, repair, and renovation process so I don't have enough information to vote.
- The main language of the meeting is Vietnamese, but in my opinion, it should be conducted bilingually. Foreigners also need to understand the entire content of the exchange between the organizers and residents.
- I am very grateful for the comments from the residents, so I don't want to discuss the past anymore, let's look to the future about life here, I want a change in apartment value. After how many years will the maintenance fund run out? What is the plan to spend the entire maintenance fund? The maintenance fund used over the years has decreased, and certainly when the building deteriorates, the value of the apartment is no longer high, it loses value and I want the building to have a plan to increase the value of the building.

⇒ **Representative of the MB - Mr. Nguyen Van Trien replied:**

- BQLTN BQT có trách nhiệm phải dự toán và đưa phương án đến cư dân về kế hoạch chi tiêu quỹ bảo trì trong nhiều năm tới

The BOC and the MO have the responsibility to survey the current damage, develop repair plans, establish estimates, and present residents with a maintenance fund spending plan. This allows residents to review and decide through voting on repair plans for 2024 and subsequent years.

- The BOC complies with Circular 05 /VBHN – BXD, all spending from the annual maintenance fund are announced to residents at the meeting.
- The sinking fund is deposited in the bank to generate interest
- The strategy of increasing the value of the building is not part of the MB 's mission. The increasing apartment values is difficult to control and there is not enough ability to increase apartment values. MB also did not dare to propose a plan on this issue.

5. Mr. Pham Van Duong - Owner of apartment T3 - G - 03

- I was very happy during the time of laying the first brick at The Vista An Phu Building, I have been a follower from the beginning until now. This meeting has a large number of delegates attending, which is a good thing.
- The administrative and organizational structure commented: The Organizer should prepare more carefully

for interpreters for foreign residents, respecting residents regardless of their nationality.

- MO listed the work that has been done but has not yet been evaluated and whether the work has been done effectively or not to bring satisfaction to residents.
- The work is transferred from the old BOC to the new BOC and the new BOC has not received documents from the old BOC. Is there something hidden from the old BOC? Why? How can the new BOC effectively operate?
- The interaction from BOC with residents is having communication problems
- Regarding the financial statements: I find that there is 61 billion. Expiry date of an apartment building is 50 years and up to now, we have used up ¼ of the maintenance fund. We must calculate how much we currently have and find ways to develop more to operate the building at all cost, I have not seen these issues included in the financial statements we receive. How should financial management be handled for the next several decades?
- I see that the current operational structure is tightly regulated. The BOC must oversee the MO, and the SB must oversee the BOC. Residents are the ones who oversee the BOC + the MO + The SB. It's important to clarify these functions.
- It is necessary to evaluate whether voting issues are effective or not so that residents can easily make decisions to fill out votes.

6. Mr/Mrs: Duong Kim Khanh

- I propose that the BOC and the MO must regularly report financial statements to residents so that they are aware of the current funds available at The Vista.
- Additional reports should be provided to residents on a monthly, quarterly, and annual basis to ensure that residents are well-informed for decision-making on various issues

14 **Rep of the BOC replied :** Mr. **Nguyen Van Trien** replied:

- All reports are available on the Cyhome application and are emailed to residents monthly.

7. Mr/ Mrs: Dao Duy An – Owner of Apartment T2-20-05

- Management fees have increased, so there should be an improvement in the quality of services. Why have typical resident amenities, such as the working hours of the receptionist, been reduced?

14 **Rep of the BOC replied:** Mr. **Nguyen Van Trien** replied

- The Management Board for the term 2023-2026 has not increased fees in today's meeting! And there has been no reduction in the working hours of the Management Office. The Management Board only adjusted the number of staff based on the contract signed with CBRE by the previous Management Board.

8. Mr. Duong Van Bac - Owner of apartment T 2 2 1 -06

- The MO should come up with strategies and solutions for operating and announcing activities because the information provided is still unclear and specific strategies, does not yet show specific strategies.
- The BOC must have enough capacity and ability for this work. I propose to increase the salary of the BOC to be worthy of the efforts that the members have put in.
- The BOC should spend time building a solution plan, what goals will we achieve?
- In case the management fee increases but the quality increases, I completely agree that it is not a problem.

14 **Rep of BOC replied: Mr. Nguyen Van Trien** replied:

- Thanks for your support and sharing. The MB is monitoring and asking the BMB to adjust service quality and information to residents more effectively, with the aim of jointly improving service quality and building systems after 10 years of operation.

9. Mr/Mrs: Residents (not providing apartment information)

- Are regulations on the operation of the BOC periodically reported to residents? And what reports are brought in for residents to know? Are we required to view monthly operational reports? There should be reports sent to residents monthly so that residents can understand the cost of operating the building.

- I do not receive monthly reports to keep me informed of voting issues. We need time to study the issues before voting.

☒ **Rep of the BOC replied:**

- The rights and responsibilities of the BOC are specified in Article 41 of the Consolidated Document 05/VBHN-BXD Issued on September 7, 2021, in which issues related to information provision are outlined in Article 41, sections 1b and 1c.
- **Section 1b. BOC: "Prepare content and organize condominium meetings, as stipulated in this regulation; publicly announce the content of the management and operation contract and the maintenance contract signed at the condominium meeting."**
- **Section 1c. BOC: "Report on the financial activities, income and expenditure of the BOC, maintenance work results, and the collection and expenditure of maintenance fees for common ownership of the condominium for the condominium meeting to review and supervise, as stipulated in this regulation."**

To fulfill these responsibilities, the BOC has requested the MO to:

- Send monthly emails to residents regarding the operational activities of the building alongside notifications through the Cyhome application.
- Regarding the management and operation contract, the BOC term 2023-2026 continues to implement the contract signed by the Former BOC until June 30, 2024. Concerning maintenance contracts from November 22, 2023, to December 31, 2023, the BOC term 2023-2026, also continues to implement the contracts signed by the Former BOC term 2020-2023.
- Regarding the provisions in Article 41, section 1c, residents can refer to the financial report documents presented at the meeting, which have been audited.
- The technical department has inspected damaged equipment to propose suitable repair plans and report to residents.
- The meeting documents contain detailed issues for voting.
- Due to the extended discussion time, if residents have any questions, please fill out the feedback form for the MO to address them.

10. Mr/Mrs: Residents (not providing apartment information)

- Regarding the Nozomi lawsuit, there are 02 options but I want to choose option 3 from the Head of the Board of Management, Mr. Nguyen Xuan P Huong. How should I vote?
- In case of losing the lawsuit, will the building incur additional costs? And if we win, what will the building get?

☒ **Rep of the BOC replied:**

- The BOC has sent details information about the Nozomi lawsuit in two emails on Thursday, March 14, 2024, and updated the developments in an email on Thursday, April 4, 2024, to all residents. Please refer to the details.
- Allow me to summarize some key details: On October 26, 2023, the court accepted the lawsuit, and on November 22, 2024, the MO for the term 2023 - 2026 assumed responsibility. The handover process from the Former BOC was not completed, and we were unaware of the lawsuit until March 2024 when we received a summons from the court. During the proceedings, Nozomi proposed a reconciliation plan, and the BOC presented three options for handling the Nozomi lawsuit for residents to review and choose. The BOC will act according to the residents' voting results.
- Among the three options presented in the document, only the reconciliation option accurately determines the amount to be paid to Nozomi. The other two options are for reference only because at that time, the amount to be paid to Nozomi was subject to the Court's decision.

11. Mrs. Nguyen Phuong Thao - owner of the apartment T4-05-02

- What is the plan to use cash flow for sinking fund?
- The Vista apartment building is deteriorating in terms of Service and equipment issues, we need people with technical expertise to evaluate and plan to handle. For example, the entrance to the T4 lobby has

not been thoroughly processed for a long time, but only temporary repairs.

- Recommend that MO have clear plans in matters of the building. There should be an additional technical consultancy team to evaluate the technical related plans for more professional processes.
- Recommend BOC and MO consult with specialized units to properly evaluate large categories. MB and BMB should not evaluate large categories themselves to avoid the case of selecting a non-quality contractor, affecting the quality of the building.

☐ **Rep of BOC replied:**

- All replacement repair categories are approved by Residents in votes from the annual apartment building meetings.
- The cost of execution may be equal to or less than the expected cost and should not be higher than the original expected cost.
- The estimated cost must be given to approve the policy and then start the tender to choose the appropriate company/ contractor.

12. Other residents:

- The most questionable issue is the issues in the voting votes residents have not been previously informed and do not know the specifics, so it is difficult to conduct voting.
- Request to re-plan the monthly financial activity report plan.
- Security issues of the building (the security is very open to guests do not know if the residents of the building or not?)
- Infrastructure degrades a lot.
- Should move the play area to another area (because of very squash, wet,...).
- Change the time the area lights on the public area in the afternoon (because the apartment has many older people walks in the afternoon).
- Request to vote to re-elect the Supervisory Board (hereinafter SB).
- Residents also know that the BOC is trying very hard for its position. If I put myself on the board, I can't do everything but what I want. May the residents also sympathize and support the future, the plans ahead.

☐ **Rep of BOC: Mr. Nguyen Van Trien replied:**

- After submitting the relevant maintenance cost documents, the BOC organized a session for residents to accompany the building's technicians on the morning of May 11, 2024, to witness the actual condition of the damaged systems related to the costs requiring voting. On May 24, 2024, the BOC continued to hold a meeting with residents starting from 5:30 PM to address any questions regarding maintenance costs. Through these two meetings, participating residents gained a clearer understanding of the expenses outlined in the voting ballots.
- On the issue of re-election Supervisory Board: BOC has not received information from the SB. The term of SB is from 2022 – 2025. If the re-election of SB needs to achieve 50% of the participation rate, then the re-election of SB members is conducted, BOC will record this issue and consult with The Ward Committee at the same time.
- BOC is planning to restructure the bqltn personnel and introduce the sanctions of MO. BOC will take strict inspection and management measures for contractors cooperating with the building.

13. Mr. M. Remy Jubin

- SB is not recognized by law, so I would like Mr. Phuong - The Head of the MB to answer me this question, I suggest residents at the meeting to vote to replace SB by raising their hands to vote.

☐ **Đại diện BQT trả lời /MB representative replied:**

- The term of SB is from 2021 to 2024 and because there are no guidelines on the issue of establishing a Supervisory Board, MB will send a letter to the local authorities. At present, it is not possible to consult the meeting on this issue because it is not included in the voting contents of the annual apartment building

meeting in accordance with the law.

PART VII: PUBLICATION OF ATTENDANCE RESULTS:

Representative of CBRE Co., Ltd – Mrs. Nguyen Thuy Dai Trang

Dear Residents, first of all, I sincerely apologize to the residents because the organization of the meeting is still lacking, the organizers have prepared English MC to translate but for health reasons, MC did not come to the meeting today. The organizers would like to note the unfinished points and will do their best to improve the quality of Service CBRE at Vista building, as an act to express CBRE's appreciation to Vista. Sincerely thank you for your sympathy and thank you for taking the precious time to wait for the meeting to be proportionate enough to proceed with the vote.

Resident Representative announced the annual Vista An Phu apartment building 2024 – Mr.Lloyd.

At 11: 45, I announced the meeting attendance rate of 30.93%.

Representative of CBRE Co., Ltd – Mrs. Nguyen Thuy Dai Trang

Congratulations to the annual apartment building meeting that has reached sufficient rates to proceed with the vote.

PART VIII: VOTING

Presentation of voting content: Mrs. Tran Thi Thuy Trang – Property Manager.

1. Invite Residents to discuss the voting contents
2. Conduct voting

Principles:

- The content to be passed at the extraordinary combined annual meeting will be voted on using the votes (ballots) of the meeting. The participating delegate is the owner, legal user, or person authorized by the owner.
- Each delegate representing 01 apartments shall be granted 03 valid vote votes (white, blue, yellow) stamped by the building management board.

Voting method:

- Delegates vote in favor of agreeing or disagreeing with the content to be approved at the meeting by secret ballot in the ballot box.

Counting votes:

Introduction and approval of members of the Vote Counting Committee and the Supervisory Board:

- a. **Vote Counting Committee: Mrs. Bui Thuy Dung - Building Management staff.**
- b. **Vote Counting Committee: Mrs. Pham Thien Loc - Staff of CBRE Co., Ltd.**
- c. **Vote Counting Committee: Ms. Hong Kim Dung - Owner of the apartment T2 17.05.**
- d. **Vote Counting Committee 2: Mr. Chau Duy An - Owner of the apartment T2 20.05.**
- e. **Witness 1: Mrs. Lam Kieu Lang – Mr. Lloyd - Owner of the apartment T4-12A-06.**
- f. **Witness 2: Mrs. Duong Kim Khanh - Owner of the apartment T2-09-05.**

Consult the meeting attendants that the member of the Vote Counting Committee shall be approved in the form of hand-raising consent.

The meeting noted that Residents attending the meeting raised their hands.

PART IX: ANNOUNCEMENT OF VOTING RESULTS:

- In Clause 3, Article 16 of the management regulation, use of condominiums is issued in accordance with circular 02/2016/TT-BXD (amended by Clause 6, Article 1 of circular

06/2019/TT-BXD: "voting rights at the apartment building, condominium clusters meetings, are calculated according to the private ownership area of the apartment owner, the owner of other area in the condominium according to the principle of 1m2 of private ownership area equivalent to 01 votes."

- **In Clause 3, Article 16 of the regulation on management and use of condominiums issued in accordance with Circular 02/2016/TT-BXD (amended by Clause 6, Article 1 of circular 06/2019/TT-BXD):** "all decisions of the apartment building meetings, condominium cluster meetings shall be adopted in the principle of majority by vote; the contents of the meeting shall be established as minutes, signed by the members of the chairperson and Secretary of the apartment building meeting".

Information of the owners and representatives of the owners: the number of Delegates signing the corresponding confirmation of attendance in accordance with the principle of 1m2 of private ownership is equivalent to 1 vote of **29055 votes out of a total of 95768 votes of apartment area, equivalent to 30.93% (thirty-ninety-three percent).**

After voting at the meeting, the Vote Counting Committee and witnesses began tallying votes at 12: 30 on the same day.

1. **Total votes:** 29055 votes, of which:
2. **Total votes collected:** 21,460 votes:
 - Valid votes: 21 113 votes.
 - Invalid votes: 347 votes (because the votes have no signature/no apartment number/choose both agree and disagree)

No	Category	Number of consent votes	Percentage	Note (Over 50% of consent votes, the content will be approved)
Voting 01				
I	Annual mandatory maintenance plan	18.640	86.86%	Approved
II	Plan for maintenance and repair of technical system			
1	Replace control panels for the 03 malfunctioning power generators with damaged screens	15.076	70.25%	Approved
2	Replace spare parts for Generator #1 and #2; Provision for repairing any additional damages to the generators	14.858	69.24%	Approved
3	Replace manifold assembly of water supply pumping system in tower T3-T4-T5.	15.881	74%	Approved
4	Replace the damaged pressure reducing valves on the supply shaft of the water in 05 towers	16.140	75.21%	Approved
5	Provision for repairing the domestic water supply system equipment (valve replacement, pump repair, control panel equipment, etc.).	15.300	71.30%	Approved
6	Provision for repairing and replacing the lighting system, landscape lights, swimming pool lights,...	13.704	63.86%	Approved
7	Provision for repairing of arising damage of Access Control System	14.646	68.25%	Approved

8	Provision for repairing of the Camera system during the period before renovation	16.087	74.96%	Approved
9	Repair of damaged floor tiles in the hallway areas (about 144.09m ²)	14.574	67.91%	Approved
10	Repair of rolling doors and 2-panel door set of central garbage house P1 (fireproof door)	15.754	73.41%	Approved
11	Waterproofing the exterior of the building (estimated 8 apartments will be waterproofed/year)	15.291	71.25%	Approved
12	Provision for repairing and replacement of other damages (replacing door hinges, magnetic locks, painting and patching minor damages, etc.)	13.751	64.08%	Approved
III	Plan for maintenance and repair of Public Utilities System			
1	Maintenance of Air Conditioner VRV system	15.959	74.37%	Approved
2	Provision for repairing of arising damage of AC VRV system (compressor replacement, refrigerant gas refill, control board replacement, repair motor, ...)	14.598	68.02%	Approved
3	Repair control panel and faulty equipment in the swimming pool (pump repair, filter replacement, valve replacement, pipes, dosing pump replacement, etc.).	16.134	75.18%	Approved
4	Repairing tiles and painting the ceiling of the Sauna room (about 137m ²)	13.388	62.39%	Approved
Voting 02				
1	Draft regulation for Resident handbook	13.575	63.26%	Approved
2	Draft main financial regulations of the Board of Management	14.887	69.37%	Approved
3	Draft main financial regulations of the Board of Management	14.013	65.30%	Approved

4	Option 01: Vote to pursue the lawsuit	11.149	51.95%	Approved
5	Option 02: Conciliation vote	9.884	46.06%	Not approved because it is less than 50%
6	Approval the Management fund and Sinking fund Budget 2024	12.214	56.92%	Approved
Voting 03				
IV	Technical system repair/ Renovation plan			
1	Intercom system (Video phone)	10.614	49.46%	Not approved because it is less than 50%
a	Option 1: Install and replace the entire Intercom system including 750 screens inside 750 residents' apartments.	6.459	30.10%	Not approved because it is less than 50%
b	Option 2: Install and replace the Intercom system. The screen inside the apartments is equipped by the residents themselves.	5.410	25.21%	Not approved because it is less than 50%
c	Option 3: Install and replace the Intercom system and software license for phone connectivity, allowing up to 6 phones per apartment (without using in-unit screens).	6.978	32.52%	Not approved because it is less than 50%
2	Camera systems			
a	Replace the existing Camera system with a modern IP Camera system, adding 30 Cameras to areas with insufficient coverage	11.457	53.39%	Approved
3	Parking control system			

a	Repair and upgrade parking control system	14.630	68.17%	Approved
4	Swimming pool system			
a	Replace the wooden pool floor with a stainless-steel frame and Cho Chi wood	12.088	56.33%	Approved
b	Renovate the swimming pool technical piping system below the palm tree basin	15.185	70.76%	Approved
5	Construction - Architecture			
a	Repair the hanging garden wooden floor and the landscape pond system on the 17th floor of Tower T1 (replace wooden floor, waterproof the landscape pond system, and repair or replace any damaged components of the landscape lake).	5.464	25.46%	Not approved because it is less than 50%

RESULTS:

The content was approved:

- **Voting No. 1:** Categories No. I; II-1, II-2, II-3, II-4, II-5, II-6, II-7, II-8, II-9, II-10, II-11, II-12; III-1, III-2, III-3, III-4;
- **Voting No. 2:** Categories No. 1, 2, 3, 4, 6
- **Voting No. 3:** Categories No. IV-2, IV-3, IV-4a, IV-4b,

The content was approved:

- **Voting No. 2:** Category No. 5
- **Voting No. 3:** Categories No. IV-1, IV-5

This meeting minutes was made at 6:30 p.m., May 26th, 2024. The Vote Counting Committee and the Supervisory Board jointly agreed and confirmed the above content. The results were announced before the Owners and Representatives attending the AGM 2024.

The meeting ends at 6:30 p.m., May 26th, 2024 .

Minute taker



Mrs. Hoang Thi Thuy Trang

Representative of the Building Management Board



Mrs. Tran Thi Thuy Trang

Mrs. Hong Kim Dung – Owner of Apartment T2-
17-03

BOC term 2023 - 2026




Hong Kim Dung



Mr. Nguyen Vu Hien



Mr. Nguyen Van Trien

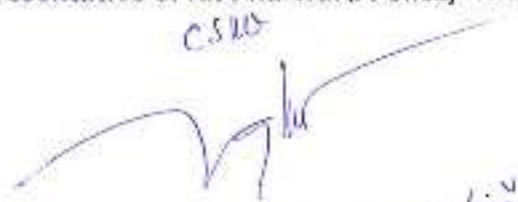


Mr. Tran Xuan Phuong

Representative of An Phu Ward People's Committee, Thu Duc City

Representative of An Phu Ward Police, Thu Duc City

CSUS



Dinh Phan Trong Nghia