

**CARIBBEAN
AT
KEPPEL BAY**

**3RD QUARTER
NEWSLETTER**

YEAR 2022

**Stay Healthy
Stay Connected**

Dear Owners and Residents,

It's been an excellent 3rd Quarter for the Caribbean!

The following are the highlights for the quarter:

1. **National Day Celebrations** on the Promenade for over 300 Caribbean residents
2. **Timber Deck resurfacing** for the lap pools has been completed
3. **Pebble Wash rectification** has begun using new epoxy-based formula
4. **Social Tennis Tournament** was held in September
5. The **New Family and Pet Play Area** is nearly complete, including new trees and foliage installed in response to feedback
6. Trial installation of **Visitor Management System**
7. Trial testing of **keyless Service Lifts** on Blocks 46 and 30
8. **National Craft Day** kids' art exhibition
9. Rectification of **cobbletones** at main entrance area

Looking ahead to the next quarter, the first **Water Carnival** will be on **Saturday 8 October**.

We have also begun preparations for **Halloween** on **Saturday 29 October** and the **Standard First Aid Awareness Course** on **19 November**. We will begin preparations for **Deepavali** and **Christmas** shortly.

Please see the remainder of this newsletter below for other updates and more detailed information.

The 15th Management Council and the Managing Agent would like to thank all owners and residents for their continued support. Be well and be safe.

Best regards,

Tony Chang
Chairperson
15th Management Council

National Day Celebrations

Over 300 Caribbean residents participated in the first-ever organized event on the Promenade.



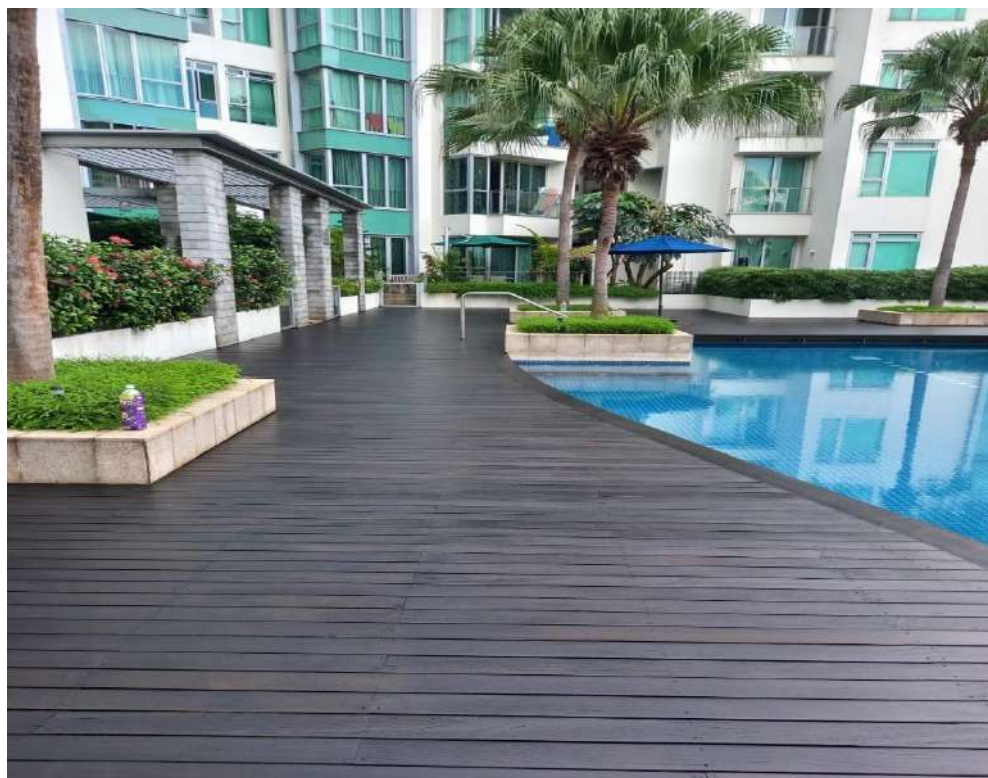
Timber Deck Resurfacing

Revarnishing, repair and replacement work on timber decking at both lap pools

Before



After



Pebble Wash Walkways Defects

To Recap:

- The original defective pebble wash was installed in 2018 at the cost of \$645,000 and the original contract was for a cement-based pebble wash.
- Following the defects which began to appear after installation, the 2020-21 management pressed the contractors to rectify the pebble wash but the contractors claimed that the original contract had been fulfilled because there was an undocumented agreement with the management in 2017-18 to change the contractually-specified cement-based pebble wash to an epoxy-based method.
- The contractors further claimed that the installed epoxy pebble wash was not defective but rather had deteriorated due to our special conditions near the sea and improper maintenance.

Efforts to resolve the matter:

- Given the lack of written documentation from 2018 to explain the original installation, litigation would have been complex, uncertain and expensive and would have required AGM approval. A replacement installation would have also required AGM approval.
- Before resorting to litigation, management and the 2 civil engineers on the council worked closely with the contractors to find a consensual compromise and technical solution under the existing contract warranty.
- Through technical negotiations, including demonstrating in various ways that seaside conditions and maintenance practices did not have a casual effect on the deteriorating pebble wash, the contractors agreed at no cost to the Caribbean to change the epoxy method and to do a mock-up test under real-world conditions on the Promenade using a new epoxy formula.
- The trial testing of a new epoxy formula was performed in June and July on parts of the Promenade and appears to have weathered reasonably well under real-world conditions and now will be installed to rectify other existing areas which have deteriorated.
- The installation will be at no-charge to the Caribbean and will be implemented on a panel-by-panel basis to ensure the foundations under each panel is sufficient to sustain the new epoxy

Conclusion

Following trial testing, the new epoxy approach for the pebble wash will now be implemented in stages throughout the estate over the next approximately 9 months and will be covered under the existing warranty at no cost to the Caribbean.



Social Tennis Tournament – September



New Family and Pet Run Area – nearly complete

Family
Area



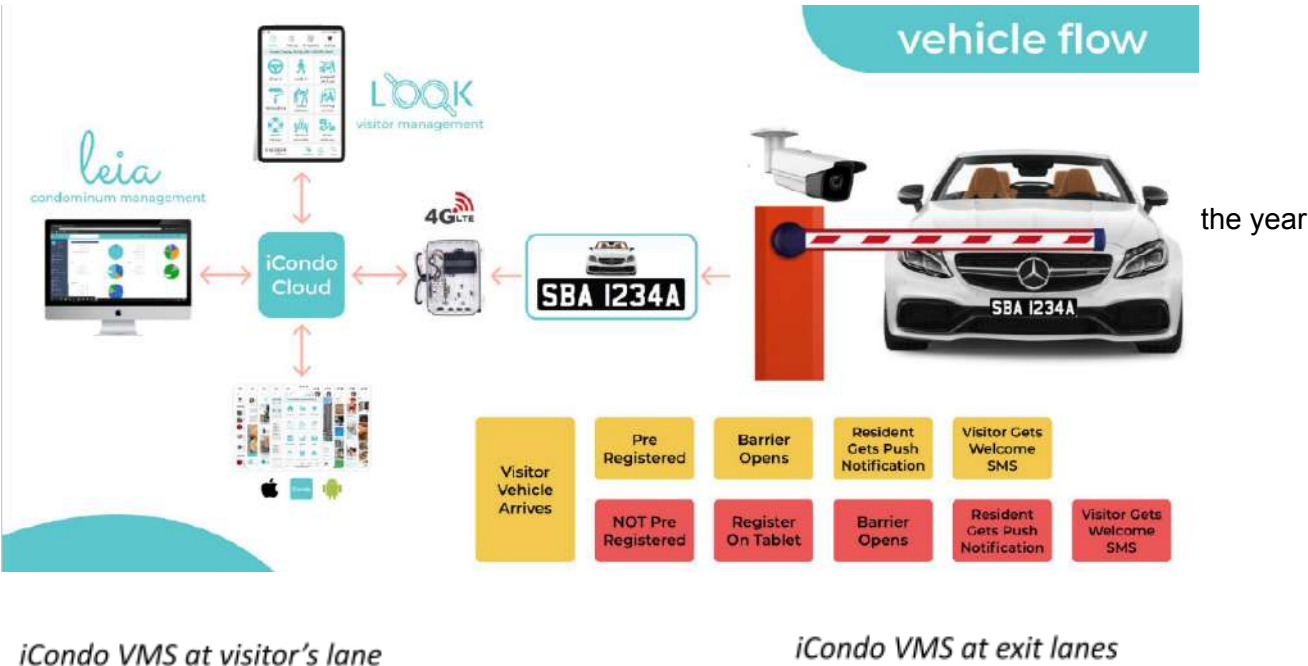
Pet Run



Visitor Management System

To enhance security, reduce main entrance congestion and automate the screening process at the guardhouse, the iCondo Visitor Management System will be installed in the visitor’s lane and both exit barriers for a 6-month trial period.

Starting 1 November, you will be able to pre-register your visitors on iCondo ensuring their smooth and secure access to the Caribbean.





National Craft Day Competition

Amazing creativity from our kids



Progress on Other Works

The following works are in substantial progress and many will be completed in the next 2 quarters: replacement of faulty **electrical parts/components** at each switch room; inspection and repair of defective **common area trellis**; grouting and re-sealing of common area **window panels**; common area rooftop **waterproofing**; upgrading of Clubhouse level 2 **balconies/terrace**; inspection and replacement of **faulty plumbing pipe** and related brackets and installation of additional **CCTV Surveillance System**.

In addition, the Caribbean made a formal request in April to the Land Transport Authority to add a **road mirror at the traffic light** near the main entrance to facilitate visibility of oncoming traffic on Telok Blangah. LTA, unfortunately, rejected the request. LTA did however commit to trimming the bushes under the overpass to improve visibility. Management has reached out to LTA to follow-up on the commitment to trim the bushes.

New Solar Lights for Central Lawn Area



The new solar lights around the sides of the central lawn were installed to replace the broken wired lights resulting from water corrosion of in-ground electrical wiring. The corrosion was a consequence of the downslope from the pool area and the water drainage from the lawn. An analysis was made regarding whether to dig up the entire area to install new electrical wiring and to determine the expected useful life of any such new wiring. The analysis showed that replacement would be expensive and have a short useful life. An analysis was also made to determine whether the solar

lights could be embedded lower into the ground, however, due to the likely corrosion of the battery and other components, it was not feasible to embed the solar lights.



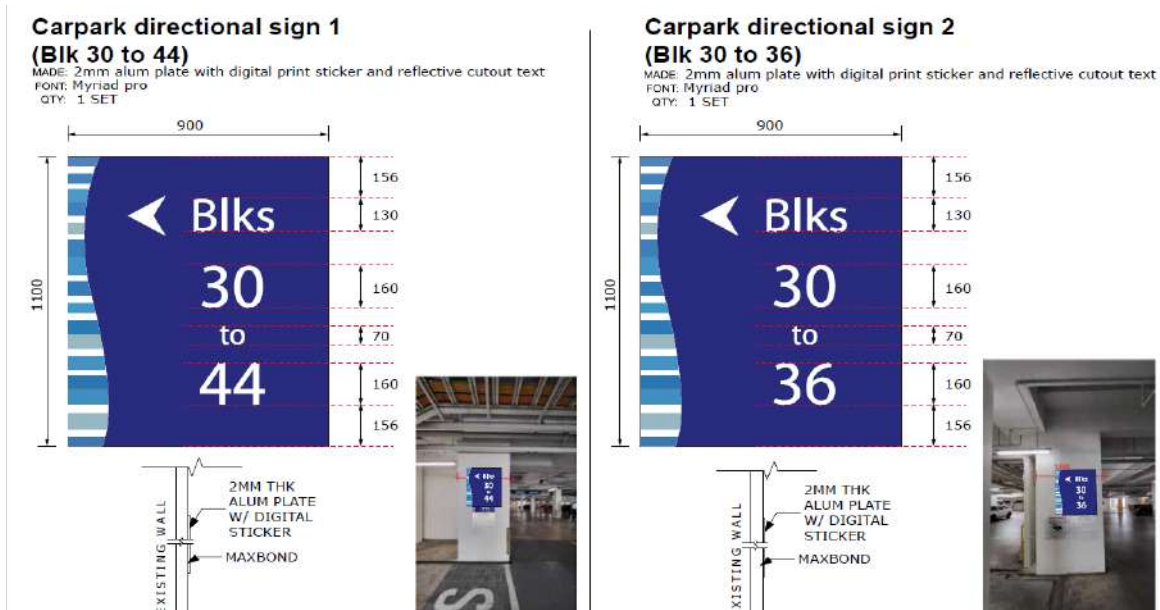
The conditions of original ground lights fitting

The new solar lights compare favourably relative to the embedded lights in terms of cost of capital expenditure, useful life, and electricity cost savings. The solar lights are also environmentally friendly.

While the lights are currently operational, the contracting work continues and adjustments will be made, including to the base foundation and in response to commentary on ChatterBox. Residents may make requests to the management office for relevant documentation in relation to the installation of the new solar lights.

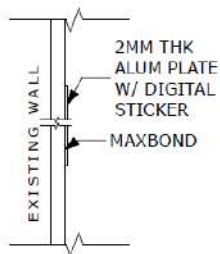
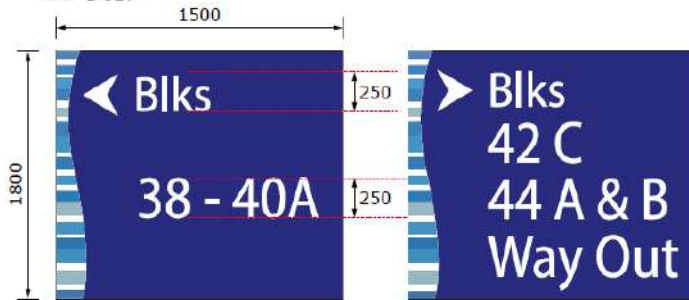
Improvement of Carpark Signage

Based on resident feedback, certain original signage has been made bigger and more clear to facilitate easier navigation to key areas and lobbies of the carpark. The changes should ensure that visitors, taxis and car services will have a smoother experience navigating our complex carpark.



Carpark directional sign 9 (Blk 38-40A; 42 C,44 A/B;way out)

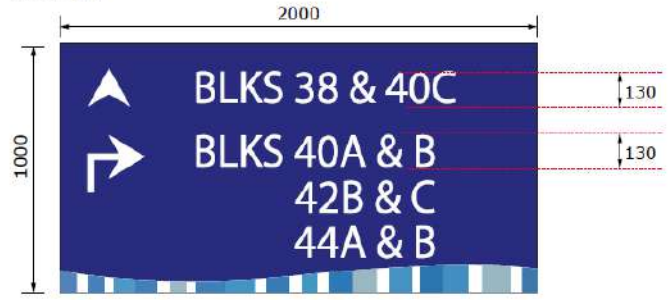
MADE: 2mm alum plate with digital print sticker and reflective cutout text
FONT: Myriad pro
QTY: 1 SET



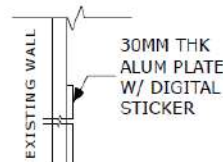
SUPERIMPOSED ONLY

Carpark directional sign 10 (Blk 30-36 , 38-44)

MADE: 30 mm thk alum box up with digital print vinyl and reflective vinyl cut out
FONT: Myriad pro
QTY: 1 SET



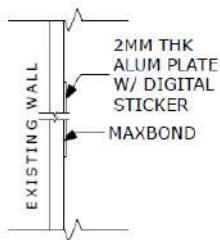
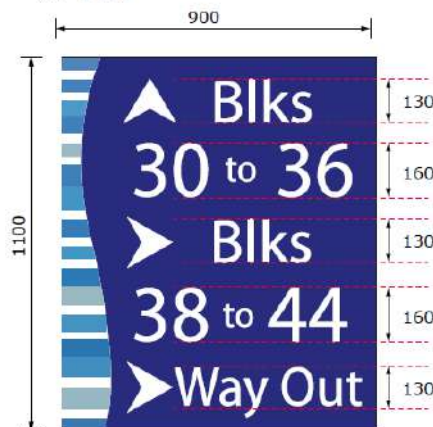
TOP VIEW



SUPERIMPOSE ONLY

Carpark directional sign 3 (Blk 30 to 36,38-44,way out)

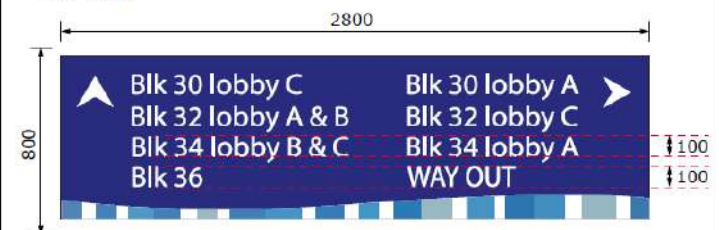
MADE: 2mm alum plate with digital print sticker and reflective cutout text
FONT: Myriad pro
QTY: 1 SET



SUPERIMPOSE ONLY

Carpark directional overhead sign 4 (Blk 30 to 36)

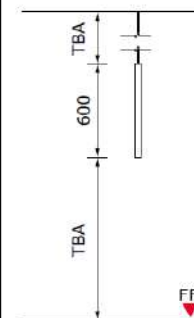
MADE: 30 mm thk alum box up with digital print vinyl and reflective vinyl cut out
FONT: Myriad pro
QTY: 1 SET



FRONT VIEW



TOP VIEW



SUPERIMPOSE ONLY

FIRST TIME WATER CARNIVAL IN CARIBBEAN

The Management Council is working together with Keppel Bay Residents Network to organise the Water Carnival event for the first time exclusive for Caribbean residents. The event details are as follows:

Date: 8 October 2022, Saturday

Time: from 2.00 pm to 6.00 pm

Venue: Main Swimming Pool, and both Fun Pools

Safety notice:

Recommended age group 5 years and above.

All children below age 12 are advised to be supervised by an adult. Lifeguards and life vests (subject to availability) will be provided, but it is recommended participants be able to swim independently. You may wear your own life vests. As this event concerns water safety, crowd control measures will be in place. Rowdy behavior will not be tolerated. Parents are advised to inform children about behavioral boundaries before attending the event.

The Fun Pools and Main Swimming Pool will be closed during the set-up period before the event and ordinary use of the pools (for laps, etc.) will be restricted during the event.



HALLOWEEN PARTY

Trick or Treat – Please join us on 29 October 2022

Halloween Party!

A fun-filled spooky night celebrating Halloween!

Come dress up in your favorite costume!

The event will be held on:



Saturday, 29 October 2022 at the Pavilions
Trick or Treat starts from 5:30 pm to 9.00 pm

Many residents have indicated interest to decorate Pavilions in the Caribbean and all Pavilions will be made available to residents for Halloween Decorations. Residents can book your preferred Pavilion and collect basic decorative items at the Management Office starting from 10th October 2022 during office hours, on a first-come-first-served basis. Each unit can book only one Pavilion.

Based on Feedback, we have changed the time to earlier to accommodate the schedules of younger children.

Due care must be taken while decorating the Pavilions so that it is appropriate for children.

*****Prizes will be awarded for the best-decorated Pavilion.**

During the event, certain management council members will be in costume to pass out candies and goodies.



Standard First Aid Awareness Course



Arrangements are being made to conduct a first-aid course at the Caribbean.
Stay tuned, more information will be shared in due course via iCondo.



*Thanks for
reading!*

