

MINUTES OF THE 8TH EC MEETING HELD ON 18-AUG-2007

The 8th meeting of the Executive Committee was held at 21:00 hrs on Saturday, 18th August 2007 in the Society office and was chaired by the President Sh. Amitabh. The following members of the Executive Committee attended the meetings. Sh. Kishore Kumar Patel and Sh. H. S. Kothari were also invited for the meeting. However, only Sh. H. S. Kothari was present in the meeting.

SNo.	Flat No.	Name	Post	Attendance
1	B-24	Sh. Amitabh	President	Present
2	B-32	Sh. Kannan V. Iyer	Secretary	Present
3	C-44	Dr. Arun Bhardwaj	Treasurer	Present
4	A-6	Sh. Vegda Khemabhai	Member	Absent
5	C-50	Dr. Arvind Kumar Singh	Member	Present
6	C-55	Sh. Mehul Pandya	Member	Absent
7	B-28	Smt. Dipali K. Lal	Member	Absent
8	B-36	Smt. Nayana K. Patel	Member	Absent
9	C-46	Smt. Pratibha A. Sharma	Member	Absent

1. Dr. Arun Bhardwaj informed that Sh. Prashanta Das had handed-over the charge of society accounts on 21st July 2007 and it was suggested that the accounts need to be submitted for internal audit for the 1st quarter ending 30th June 2007. It was told that the needful may be done for the internal audit before 1st September 2007.
2. The issue of dumping of garbage and luggage in parking area was taken up for discussion. It was informed that the garbage of C-45 and luggage of C-47 has been lying in the parking area of C-1 block for the past few months. Moreover, a majority of the garbage from C-45 had been dumped across the boundary walls of Kendriya Vihar, giving a easy access route to intruders. It was felt during the discussion that the dumped garbage and luggage may cause health hazards and create an unhygienic situation for the residents. Moreover, a situation was also imagined wherein all the residents of Kendriya Vihar may dump their garbage or luggage in their parking place. It was also felt that this would badly disturb the aesthetic and ambience of Kendriya Vihar, wherein cleanliness has the highest priority. It was suggested that in the interest of the residents of the Kendriya Vihar, separate request letters may be issued to the resident of C-45 for clearing off the garbage or debris from parking area as well as from across the boundary wall and to the resident of C-47 for clearing off the luggage from the parking area within 15 days.
3. It was informed that the Share Certificates of the society have been printed. The issue as to whether the Share Certificate of the beneficiaries who have paid the

amount for the Share Certificates should be sent by post or should be collected in person from the society's office, was placed for discussion. It was felt that since Share Certificate happened to be a crucial document, it should not be sent by post but it shall be kept in the society's custody till such date that the individual beneficiary collects the same in person or authorizes someone to collect the same from the society's office.

4. It was proposed that since the necessary clarification on the AMC of the DG Set from M/s Sai Engineering Co. has been received, the AMC can now be placed. It was decided that the AMC may be placed on M/s Sai Engineering Co. with the service visits for every 2 months and that only 50% advance payment shall be made instead of 100% advance payment as demanded for the AMC.
5. An issue as to whether the discount on yearly payment of Maintenance charges can be availed in case of tenants was placed for discussion. It was clarified that the discount scheme on advance payment of yearly maintenance charges was meant only for the beneficiaries and no such discount scheme shall be extended in the case of tenants.
6. The policy to be adopted for waiver of penalty charges on non-payment of monthly maintenance charges in case of locked or unoccupied Dwelling units was also discussed. It was decided that penalty waiver can be given only to such beneficiaries who have taken possession of their Dwelling unit after August 2006. This waiver of penalty shall be only for the period from August 2006 till the date the beneficiary has taken possession of the Dwelling Unit. However, no penalty waiver shall be given from the date of possession of the Dwelling Unit. It was also made clear that the demand notice with offer of one time penalty waiver was sent to all the concerned beneficiaries with a last date of 30th June 2007 and which was entertained till 31st Jul 2007. Hence no more penalty waiver shall be given.
7. It was proposed to form a 3 member committee to look into the functioning of the magazine club. The names of Sh. Mehul Pandya, Sh. Kishore Kumar Patel and Smt. Pratibha Sharma were proposed for this committee, which may decide upon the future of the Magazine club. However, since these members were not present it was suggested that the individual consent of these members may be taken for forming the committee.
8. Initially when it was proposed to keep the office open for collection of maintenance charges during 1st to 10th of every month, it was agreed that individual members of the Executive Committee would volunteer to sit in the office for collection. But it has been observed during the past three months that except 2 or 3 members none of the other members join in the collection activity. Hence it was decided to propose names of 2 members in the chronological order of flat number for maintenance collection. The schedule shall be as follows:

1st Saturday of the month: Sh. Vegda Khema bhai & Sh. Amitabh

1st Sunday of the month : Smt. Dipali K. Lal & Sh. Kannan V. Iyer

6th of the month : Smt. Nayana K. Patel & Dr. Arun Bhardwaj
7th of the month : Smt. Pratibha A. Sharma & Dr. Arvind K. Singh
8th of the month : Sh. Mehul Pandya & Sh. Vegda Khemabhai
9th of the month : Sh. Amitabh & Smt. Dipali K. Lal
10th of the month : Sh. Kannan V. Iyer & Smt. Nayana K. Patel

In case the 1st Saturday or Sunday happen to fall during 6th to 10th the latter shall be valid.

9. The Executive Committee members had received complaints of people smoking inside the Lifts and people spitting around in the Kendriya Vihar Complex. It was decided some stern action need to be taken to prevent such reoccurrences. Hence it was decided that anyone found smoking inside the Lift or anyone found spitting around the Kendriya Vihar Complex shall be penalized with a penalty of Rs.100/- for every such act within the Kendriya Vihar Complex.
10. It was informed that CGEWHO has recently conveyed vide its letter dated 26-07-2007 that the very high street-light poles can be cut to size for ease of maintenance. However, it was decided to defer the matter till the issue of multiple cable faults is not resolved by CGEWHO.
11. It was informed that the advance payment for the 1st quarter of the AMC has been made to M/s Nikon Elevators.
12. The identification of members for dealing with the activities related to execution of Sale Deed and issue of Share Certificates was put off for the next meeting.

Prepared by

Approved by

(Kannan V. Iyer)

(Amitabh)