

SANDEEP VIHAR (AWHO) WELFARE & MAINT SOCIETY, GHS-79
SECTOR 20, PANCHKULA

MINUTES OF THE MANAGING COMMITTEE MEETING HELD ON 15th Jan 2017

Attendance

1. Meeting of Managing Committee was held on 15th Jan 2017 and it was attended by 08 (eight) out of total 11 (eleven) members.

Agenda

2. a) To discuss the progress since made in repair of Internal Roads;
- a) To discuss HUDA's Land Enhancement Case in the light of Court Case etc.
- b) To deliberate upon desirability of reviewing of Monthly Maint Charges; and
- c) Any other point(s) with the permission of the Chair.

Deliberations

3. Repairing of Internal Roads. The President Col SK Chauhan (Retd) after welcoming the members apprised the House of the progress since made in repairing the internal roads which is going on as per the planning/decision of the Managing Committee. Members praised the efforts being made by the Project In-Charge Col Rajinder Singh and the President in this regards.

4. Granite re-fixing on walls. Col Subash C Joshi apprised the House that Sh. Rajesh Malick Contractor has increased the number of workmen and progress of the work is satisfactory now.

5. Card-cum-Kitty Room. Col S K Chauhan, President informed the House that certain members have been making use of the Card Room for long and desired that they should have voluntarily made payment of requisite charges since 01 July 2016 as mentioned in the SOP. The House therefore unanimously resolved/decided that concerned members be advised to clear the pending monthly dues at the earliest besides depositing the membership fee in lumpsum.

6. Revamping of Fire-fighting System Col SK Chauhan, President informed that FF system is being revamped. He also informed that cloth pipes removed by the previous Mgt(s) have been stored carelessly which needs to be disposed off and the same are worthless now and instead rubber pipe of better quality has to be arranged on need basis. The House agreed to his this suggestion to be further assessed by the BOO already constituted.

7. Lightening Conductors Col Chauhan, President apprised the House that metallic LC are missing in a number of blocks/bldgs and as such copper/brass coated bars have to be put into 10' deep pitch filled with charcoal, salt and culmi-shora etc. All members of the House felt very concerned about it and suggested that this project need to be taken up very urgently to thwart any unforeseen serious mishaps.

8. Monthly Maint Charges Lt Col Kulwant Singh, Treasurer and Sh. Subhash C Pathania, General Secretary suggested that all members should preferably make cheque/digital payment of half yrly maint charges henceforth which the House unanimously endorsed. The Treasurer Col Kulwant Singh also informed the House that 16 DU owners have defaulted in payment of MMC and the House therefore resolved to remind them suitably by registered demand notice at the earliest.

9. Tenants' Security Record. Lt Col Kulwant Singh Treasurer informed the House that record pertaining to Tenant Security has been up-dated/reconciled which had been lying un-reconciled heretofore. The House praised remarkable endeavour/feat of his team in this regard.

10. Security lights and lights in stair-cases Col SK Chauhan and H/Capt GC Bhatt were advised by the House to look into this aspect so that un-necessary consumption of electricity is avoided.

11. Removal of Tube-lights and fixing of LED street/car garage lights Col Subhash C Joshi, Col VR Rampal and Lt Col Kulwant Singh opined that no follow-up action was taken by the previous management to dispose of removed street tube-lights which are sulking in open at the mercy of rain and sun. Besides the working 11 watts car garage lights had been replaced by 10 watts LED lights. Thus much of the society funds had been wasted/misused by the previous Mgt.

12. Blocks' cleaning campaign The President Col Chauhan apprised the House that loose telephone/ electricity wires and meters in the blocks have been re-fixed properly, work for beautifying letter boxes, cleansing of granite-walls and painting of lifts, fixing of looking-glass in the lifts etc has been taken up with a view to improve the outlook/ambience of the blocks.

13. Fixing of CCTV Cameras and Concertina Coil Wire As pointed out by the local Police, the President Col Chauhan informed the House that CCTV cameras inside all the 39 lifts and 23 blocks are being fixed and this task shall be completed in all respects within a month now besides having fixed the concertina coil wire around the periphery of the Complex. The house appreciated the initiative/united efforts of the Mgt to having solved the long pending security issue. Col Joshi desired that all members of the Mgt should learn to operate/handle the CCTV set-up.

14. Review of Monthly Maint Charges The General Secretary Sh Subhash C Pathania apprised the House that certain representations have been received from members of U and Th blocks to reduce the MMCs commensurate with the plinth area of their DUs. The House therefore resolved to constitute a Board of Officers to look into the matter and furnish its recommendations by 5th Feb 2017 so that the same could be taken up for deliberations during the ensuing AGM in Feb 2017.

15.. As suggested by MC Members the President reshuffled/assigned the managerial responsibilities to some of the Office bearers as under:-

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|----|--------------------------|---|---|
| a) | Col Subash Chander Joshi | - | Lifts op/maint. |
| b) | Col Rajinder Singh | - | Civil works and road repairs. |
| c) | Hav Ashok Bali | - | General Security. |
| d) | H/Capt G C Bhatt | - | Electricity and Gensets/elect fixtures. |

16. On the recommendations of General Secretary Mr Pathania, the House unanimously resolved to convene the next General Meeting of the Collegium on 19th Feb 2017 for which all the general members can submit their valuable suggestions in the Society Office by 12th of Feb 2017.

17. There being no other point for discussion, meeting ended with a vote of thanks to the Chair.

File No. SVRWS-11/GHS-79/MCM-2016-17
Dated : 19th January 2017

Sd/x x x
(Subhash C. Pathania)
General Secretary

Sd/x x x
(Col S K Chauhan, Retd)
President – the Chairman