

**SANDEEP VIHAR (AWHO) WELFARE & MAINT SOCIETY, GHS-79, SEC- 20, PKL**

**MINUTES OF MANAGING COMMITTEE MEETING HELD ON 28<sup>TH</sup> JUN 2015**

**Attendance**

1. Meeting of the Managing Committee was held on 28th Jun 2015 which was attended by 08 (eight) out of 11 Members to deliberate on matters as per the Agenda mentioned in para 2 below.

**Agenda**

2. (a) To deliberate upon Col (R ) SK Chauhan's resignation submitted to the President of Sandeep Vihar (AWHO);
- (b) To deliberate upon Col (R ) Subash Chander's resignation submitted to the General Body of Collegiums;
- © To deliberate upon the formation/functioning of a Club in the Society premises;
- (d) Any other point(s) with the permission of the Chair.

**Discussions**

3. Brig (Retd) Sarjit Singh, President chaired the meeting and welcomed the Members to participate in the quarterly meeting of the Managing Committee. He then advised the General Secretary to take up the agenda points for the deliberations. Sh Subhash C Pathania General Secretary, after wishing the good day to everyone, started the proceedings with the 1<sup>st</sup> item of the agenda i.e. regarding Col(R ) SK Chauhan's resignation/relinquishing his membership from the Managing Committee due to his domestic commitments and prolonged out of station stays. The GS informed the House that he has personally requested on phone to Col Chauhan to attend the present Meeting but he preferred to dissociated himself from the same. Thereupon, the President apprised the House that he had also requested to Col Chauhan to re-consider his decision as the Society needs him to be part of the team but he did not turn up to the President despite having said that he would ponder over the matter. Majority of the Executive Members were of the view that Managing Committee is a conglomeration of volunteers to render social service and thus any member can quit at his own volition as there is no compulsion or bondage on anyone in a democratic set up. Since nothing was heard from Col SK Chauhan till the instant meeting, his resignation after due deliberations was accepted by 7 : 1 (Col Retd RC Jaswal disagreed) to be forwarded to the Collegium for its ratification in terms of paragraph 19 of the Bye-laws of the Society.

4. The GS also apprised the House that Col (R ) Subash Chander, Vice President has tendered a letter of resignation by addressing the same to the General Body of Collegiums. Whereas Col Subash Chander has not submitted/addressed his resignation letter to the Managing Committee, the members unanimously resolved not to take any cognizance of this letter. Col Subash Chander has however remarked in one of the circulars (calling for MC meeting) that " I have resigned" and have also stopped attending the society office/MC Meetings.

5. The GS informed the House that in view of the feed-back received from certain general members, a Board of Officers has been constituted to conceptualize/prepare the project report for formation of a Club in the Society premises so that whole of the Club Building could be put into use for the purpose it was earmarked though Card Room & Gym have already been functional in it.

6. Having covered the specified agenda points, the President advised the members to put forth their points, if any, for deliberations. Thereupon every member participated in the discussions with their respective points and also interacting with each others' opinions on vital issues as follows:-

a) Guest/paid car parking Maj (Mrs) Neelam Sharma, Executive Member averred that guest vehicles be allowed to be parked free of cost for 2 (two) days only and thereafter it may be treated as paid parking facility. House unanimously agreed to this suggestion.

b) Rowdism by visitors Col RC Jaswal pointed out that youngsters visiting to their friends or otherwise create lot of nuisance & rowdism inside the complex especially during the evening time. The GS suggested that to regulate the entry, paper slips be issued to the entrants which shall be taken back whilst exiting the complex. Col Dalbir Singh Executive Member suggested that installation of concave mirror with 45o at the gates be considered. Members however unanimously resolved that Security be tightened at Gate No. 1, 2 and 3 whilst adopting adequate methods to be decided by Security-in-charge after studying the situation thoroughly. However, resident members can also question the vulnerable/persons of doubtful credentials as and when encountered inside the Complex.

c) Budgeting and carrying out of Repair/Maintenance works and New Projects Col Dalbir Singh pointed out that some of the projects (mainly concerning of electricity/gensets/panels) have been included/passed by the AGM under 'any other points' at 11<sup>th</sup> hour without providing for budgeting allocations. Thereupon the General Secretary read out the relevant portion/projects reflected in paragraph 12 of the minutes of proceedings of the AGM dt 22<sup>nd</sup> Feb 2015 and clarified that need based projects cannot be ignored and others shall be taken up subject to availability of funds as resolved by the AGM. However the tardy pace of providing curtains and renovation of bathrooms in the Banquet hall was linked to its sound-proofing aspect which was not approved by the AGM dt 22<sup>nd</sup> Feb 2015.. The President clarified that without carrying out the sound-proofing, the exercise of providing other allied paraphernalia shall be redundant/wasteful or useless expenditure. The House therefore unanimously proposed that a Board of Officers should be detailed to prepare a viable project report and tabled before the ensuing AGM for carrying out the Sound-proofing of the Banquet hall and also for renovating the same with allied necessities so that it could be gainfully utilized.

d) Banquet Hall renovation The President apprised the House that though Command HQ had agreed to grant us some financial help for renovation of Banquet Hall yet we are not hopeful of the same unless and until we finalise the project in its entirety and place the firm supply order. The House therefore resolved to constitute a Board of Officers to compile the complete project report for renovation of Banquet Hall including its sound proofing, re-alignment of lighting fittings/fixtures, minor structural modifications, curtains etc so that the same could be put forth in the ensuing AGM for its consideration as already mentioned in sub-para c) *ibid.* Brig Adm alongwith Col RK Sharma has, however, visited the location. The case is still pending with the HQWC which shall be taken up by us earnestly again after its approval by the AGM.

e) Swimming pool/gym Col Dalbir Singh also pointed out that outsiders are joining in great number to avail of the facility of swimming pool and gym. Col Balbir Singh, Treasurer clarified that a few small children from the neighboring societies are being allowed for the present after issuing usual entry pass as the vendors have complained that lest their projects shall not be profitable/viable to them. Since very few children/ladies, after thorough security check, are being allowed for the season closing shortly, the House okayed the facility on temporary basis.

f) Fire & Safety measures The President apprised the House that Fire fighting eqpt/system is in shambles since long though, on paper, it has been taken over by the previous managements without perceptible demo or satisfactory mock drill. Substantial funds need to be provided to set this system in order. After discussing the matter in detail, the House resolved to have 1<sup>st</sup> aid fire safety system at least for which provision of refilling/replacement of fire extinguishers, COL trollies etc at appropriate places need to be made. The House therefore requested to Col Dalbir Singh to look after the fire fighting system of the Society as a whole as well as to prepare a viable Fire & Earth-quake Escape Plan.

g) Quarterly Feed-back Members opined that because of communication gap there has been mis-understanding in the masses about the functioning of the Management and therefore the necessity of putting the quarterly review/feed-back on the net was felt. The President and General Secretary however replied that vital information/development is generally disseminated/shared on the Sandeep Vihar google group immediately on its occurrence besides through public notices but the major developments shall henceforth be invariably put on the net alongwith the monthly income & expenditure statement of society's accounts.

h) Provision of Inter-Com/ARD in lifts Based on the input provided by Col Ajmer Singh (D-2 Block), Mrs Sudha Nayyar and Col RC Jaswal opined that alarm bell is not functional in any lift and hence the inter-com facility in the lifts be introduced immediately. Lt Col Suresh Sharma was therefore requested by the House to look into the matter and get prepared its project report or to suggest viable technical redressal measures.

i) Installation of Censors in Lifts Lt Col Suresh Sharma informed the House that full-body new censors have been installed in 11 lifts and defective main-drives of 4 lifts are being changed with new ones within a week and thereafter all the 39 lifts of the Complex shall be road-worthy. The House appreciated his dedication and yeomanship. Col Dalbir Singh, however, pointed out that Managing Committee should have been apprised while finalizing the contract for lifts so that certain shortcomings in the Contract could have been timely addressed. The General Secretary, however, clarified that AMC for Lifts during the current year was simply renewed without any escalation and every care is being taken by the Board of Officers while finalizing any Contract/AMC as per the terms of references/SOP. As such the role of Managing Committee after finalization/renewal of Contract AMC is insignificant unless apparently there happens to be some serious irregularity. The house affirmatively consented to the clarification.

j) Up-gradation of lifts After having put all the lifts on-road, their systematic/ time to time check up goads us to up-grade the lifts one by one so that we donot trap ourselves in the vicious circle of repairing the lifts of and on. The House therefore requested to Lt Col Suresh Sharma Lift In-charge to study the matter technically in consultation with lift vendors/experts and prepare the project report for consideration of Managing Committee/AGM.

k) Entry at roof tops It has been reported that Col V R Rampal has willingly broken the lock and locking system of the roof-top door of E-11 Block a number times thus undermining the guidelines to restrict/regulate the entry under the supervision of society's supervisory staff to check security lapse/mischief/un-social activities etc. His reply to our letter in this regard was however threatening in nature. The House therefore resolved to put up his reply letter for consideration of the ensuing AGM and resolution of the issue by it.

l) Army Officers staying as tenants A request has come to the President that Army Officers staying on rent be allowed some privileges equivalent to the owners but the House clarified/resolved that Army Officers/personnel staying as tenants in the Complex be treated as at par with civilians tenants in the matter of rent charges and other obligations/facilities.

m) Society Maintenance Charges There has been feed-back/general suggestion that common electricity, back-up & water charges be levied separately from those of other monthly maint charges. But the House felt/resolved that such a segregation shall create more problems and therefore the present system of appropriation of monthly maint charges shall remain in vogue for the time being till the single meter or any other device etc is introduced in the system.

n) Repair/painting of letter boxes- The President informed that a suggestion has come up, to get the letter boxes repaired and painted by the Management. The point was discussed at length. Since majority of members felt that it being DU owners' individual property with separate lock and key, it does not merit approval and this point was, therefore, dropped.

o) Insurance of flats The President, on the basis of feed-back received by him, requested to the members to consider the centralised insurance of flats. This point was discussed in detail. Majority of members had reservations on this issue as they felt that the Dwelling Units/flats are the property of individual owners and hence their personal property rights/decisions in this regard should not be interfered by the Society Management. The point was, therefore, dropped.

p) Audit/investigation reports The House resolved to get the audit and investigation reports concerning the period prior to the year 2013-14 be finalised for consideration of the AGM.

q) Expenditure incurred during the quarter Apr-Jun 2015. The members were apprised of the repair and maintenance works viz. repair of Transformers (including raising of Sheds for Transformers), Gensets, electrical panels, VCBs and other projects of urgent nature carried out/ completed during the quarter Apr-Jun 2015 and expenditure incurred in this regard. The Managing Committee unanimously approved the completion of these works and expenditure so incurred as mandated vide para 26 (xii) of Society's bye-laws subject to observations, if any, by the internal auditors.

r) Emergent purchases to meet the diesel requirements etc. Sh Subhash C Pathania, GS and Col Balbir Singh, Treasurer pointed out that on certain occasions it is not possible to obtain prior sanction of the competent authority to purchase items (involving exp of more than Rs. 5,000/-) of emergent nature/requirement like diesel or any item(s) of electricity/water supply etc with a view to encounter the disruption of essential services. The Managing Committee, therefore, unanimously resolved that such an eventuality must be met/addressed promptly by incurring the necessary expenditure in good faith subject to post-facto approval by the competent authority later on as early as possible.

s) Amendments of Society Bye-laws Col Dalbir Singh opined that certain provisions of Society's Bye-laws need to be modified in view of the recent developments but Col RC Jaswal opined that bye-laws are already very exhaustive and therefore let the suggestions, if any, be called for during the next AGM to be subsequently screened by a team of experts/BOO. The President, however, advised to Col Dalbir Singh to put forth the draft amendments for consideration of Managing Committee/AGM.

t) Filing of legal case against AWHO/AG Sh Subhash C Pathania General Secretary apprised that a legal case has been prepared to be filed with National Consumers Grievances Redressal Commission, New Delhi against AWHO/AG for claiming refund worth Rs. 1.40 crores appx and also certain immovable property. The House resolved/authorized the President Brig Sarjit Singh, the GS Sh. Subhash C Pathania and Col Ajmer Singh to pursue this case to the logical end. They were also authorized to take necessary help of any legal luminary/expert in this regard.

u) Maint of society accounts on tally system Sh. Subhash C Pathania GS and Col Balbir Singh Treasurer informed the House that double entry system of accounting for maint of Society's a/cs has been started and further improvements in accounting system/records shall take effect from 1<sup>st</sup> July 2015. The House appreciated the gigantic task undertaken/completed by Gen Secy, and Treasurer especially with the tacit help of Sh. Pushpinder Kalia – a resident member of 604/E-9.

v) Meeting of Collegium/AGM The House resolved that AGM to pass the annual a/cs of the Society and to consider other important issues shall be held tentatively on 16<sup>th</sup> August 2015 (Sunday) for which a separate notice shall also be issued.

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

File No. 28 RWS/GHS-79/MCM  
Dated : 30<sup>th</sup> June 2015.

(Subhash C. Pathania)  
General Secretary

(Brig Retd Sarjit Singh)  
President – the Chairman