

GENERAL MEETING OF THE COLLEGIUM HELD ON 06th SEPTEMBER 2015

MINUTES OF THE PROCEEDINGS

Attendance

1. 2nd Annual General Meeting of the Collegium was held on 06th Sep 2015 which was attended by 37 out of 62 collegium members (60% attendance).

Agenda Points

2. a) Welcome address by President.
- b) Passing of Minutes of Last Meeting.
- c) Consideration/approval of amendments of Society Bye-laws, if proposed any.
- d) Presentation of Annual Report (including points put up by the Internal Auditors and Sub-Committees).
- e) Consideration and approval of details of accounts, including the Balance Sheet and Income & Expenditure (Profit & Loss a/c) Statement together with the Auditor's report for the preceding financial year on the basis of double entry system of accounting.
- f) Replies to questions, submitted by Members at least 7 days before the meeting (All questions will be included).
- g) Nomination of members as Internal Auditors(s) and Standing Contracts & Appointments Committee etc..
- h) Consideration of resignation since tendered by 2(two) members of Managing Committee (c.f. para 3 & 4 of minutes of MC Meeting dt. 28th Jun 2015 and if approved then to ratify/elect substitutes/successors from amongst the Collegium Members present during the AGM in terms of Paras 19 & 28 of the Society Bye-laws.
- i) Regulating the entry at roof-tops with ref to objection raised by a Member of the Collegium (c.f. para 6 k of Minutes of MC Meeting dt 28th Jun 2015).
- j) Any other point(s) with the permission of the Chair.

Welcome Address

3. Brig (Retd) Sarjit Singh, President welcomed all the members of the Collegium who have spared their valuable time to attend this Annual General Meeting and also congratulated them on the happy news of the day as announced by the Central Govt regarding implementation of the much awaited 'One Rank One Pension' formula though much short of the general expectations.

Obituary/Homage

4. Before starting the deliberations on agenda points, the President informed the House that during the last year, we have lost eternally our beloved former President of India and Supreme Commander of Defence Forces Dr. APJ Abdul Kalam. Further we also lost eternally some of our general members viz.: Col(Retd) MS Kanwar of E-4, & Col (Retd) Brar of E-11, and Mother of Brig D Mohan of D-5, Mother of Col (Retd) DC Katoch of E-6 & Mother of Col WS Kanwar of E-14 during this period. He, therefore, requested the assembly to stand- in- silence for 2(two) minutes to join in their grief and pray to the Almighty to grant peace to the departed souls and strength to the bereaved spouses/family members to bear the irreparable loss. Accordingly, the homage to the departed souls was paid by the Assembly by observing two minutes silence.

Deliberations

5. Brig (Retd) Sarjit Singh, President then took up the agenda points one by one as under while displaying the respective power points on the screen with the help of Projector operated by Lt Col Suresh Kumar: -

a) **Action Taken Report/Passing of points taken up during the last General Meeting and Presentation of Annual Report (including points put up by the CA/Internal Auditors and Sub-committees);** Brig Sarjit Singh read out Action Taken Report in r/o all the points deliberated in the previous General Meeting dated 22nd Feb 2015, the proceedings of which the Collegium unanimously ratified/passed after discussing the issues as under:-

i) **Filing of Court Case against AWHO.** Brig Sarjit Singh informed to the House that with the strenuous efforts made by Sh Subhash C Pathania, General Secretary, Col Ajmer Singh and Lt Col Kulwant Singh, the Court Case against the AG/MD AWHO has been got admitted in the National Consumers Grievances Redressal Commission New Delhi on 31st July 2015 for seeking relief to the tune of Rs. 1.40 Crore appx besides the retrieval of Land/Building now housing local office of AWHO in place of MI Room for the residents of our Society. The next date of hearing has been fixed in Feb 2016. The House applauded the efforts made by the entire Management in this regard and especially the Officers mentioned ibid.

ii) **Tasks Completed** The President informed the House that some of the tasks assigned/approved during the last GM have been completed viz. Re-laying the wire of Walking Plaza. Augmentation of Gym and Card Room, Repair of Transformers/Gensets, Renovation/repair of Lifts, Fencing/leveling of front area of Gate No. 1, Patch work/Repair of internal roads, Creation of Central Guest Car Parking etc. which have infact amounted to value addition of the Society's Assets.

ii) **Internal Auditors Report.** Report submitted by Internal Auditors viz.Col DB Singh and Lt Col GS Jeryal duly analysed by the Managing Committee and its interim reply was approved by the House as briefed by Col DB Singh himself. Col Balbir Singh, Treasurer apprised the House that remaining points of the report, mostly concerning of procedural lapses, are being studied by the Committee and shall hopefully be complied with in due course. House felt satisfied/agreed with the clarifications. Lt Col (Retd) Kulwant Singh and Col Balbir Singh, however, explained that the present Internal Auditors Report shall be lacking its desired scope unless the audit of society's

account in similar terms is not undertaken from the very beginning with advent of computerized/tally system of accounting introduced now. The House therefore unanimously resolved and authorized to the Management to get the internal audit of society's accounts carried out from 1st July 2008 to 31st Mar 2014 so that clear picture of handling the accounts emerges and the due responsibility/accountability is fixed on the concerned persons.

iv) **Consideration, adoption and approval of annual accounts 2014-15.** The President read out the relevant pages of Balance Sheet, Receipts & Payments, Income & Exp statements (Annx A,B, C & D attached – *copies handed over to each member present in the AGM) as audited by the Chartered Accountants for the year 2014-15 and clarified the points raised by the members to their satisfaction. Sh. Subhash C Pathania and Col Balbir Singh, Treasurer informed the House that owing to proper budgeting/planning and by taking austerity measures, the Management has been able to increase Society's fund position by Rs. 39.00 lakhs besides having infused sufficient funds to improve the dilapidated condition of important assets resulting in value addition to certain major assets of the Society during the reported financial year as reflected in its Annual Accounts. The House felt satisfied & appreciated the funds utilization/austerity measures of the present Management and therefore unanimously passed these accounts as well as replies/compliance to the auditors report as proposed by Col SS Chauhan and seconded by Lt Col GS Jeryal. The laborious & specialized accounting work with exemplary dedication done by Sh. Pushpinder Kalia – a member resident of 603/E-9 was applauded by full house with cheers. M/s. Ashok Dahra & Associates, Chartered Accounts were assigned the task of Society's CA by the House for the next year too on the remunerations to be negotiated/fixed by the Managing Committee.

v) **Nomination of members as Internal Auditors(s) and Standing Contracts & Appointments Committee etc.**

The House did not recommend any change in this regard for the year 2015-16.

6. **Amendment of Bye-laws 42(iii)- Change in payment schedule of Maintenance Charges**

The President informed and proposed to the House that as advised by the CA of the Society, the schedule of payment of Monthly Maintenance Charges by the members need to be changed and brought in consonance with the commencement of the financial year viz 1st Apr to 31st Mar of following year. Col Balbir Singh, Treasurer also explained the rationale behind this proposal to the House and as such seconded it. The House, therefore, unanimously resolved to effect the relevant amendment of Para 42(iii) of Society's Bye-laws as under to be made applicable for recovering the MMC w.e.f. 01st April 2016 onwards:-

a) Existing version:

“(iii) The payment of monthly maintenance charges shall be half yearly which would become due, in advance on 1st Jan/1st Jul to be paid by 20th Jan/20th Jul and thereafter a penalty @18% per annum(simple interest) of the due amount shall be imposed with effect from the due date viz. 01 Jan/01 Jul as the case may be.”

b) Amended version:

“(iii) The payment of monthly maintenance charges shall be half yearly which would become due, in advance on 1st Apr/1st Oct to be paid by 20th Apr/20th Oct and thereafter a penalty @18% per annum (simple interest) of the due amount shall be imposed with effect from the due date viz. 01 Apr/01 Oct as the case may be. “

Consequent upon the aforesaid amendment, the Maintenance Charges in r/o of the period 01 Jan 2016 to 31st March 2016 (3 months) shall be payable on 01st Jan 2016 and without penalty till 20th Jan 2016 as per the relevant provisions of the Society's Bye-laws.

7. Acceptance of Resignations/filling of posts of MC/Collegium Members

a) The President apprised the House of the acceptance of resignation, tendered by Col SK Chauhan due to his personal reasons/commitments from the Mng Committee and appointment of H/Capt AS Negi Engr in his place by the Managing Committee vide para 7 of Minutes of MC Mtg dt. 04th Aug 2015 which the House unanimously accepted/ratified. As opined by Hav Ashok Bali and Sh. Subhash C Pathania, the House too appreciated the good work done by Col SK Chauhan – the outgoing Executive Member of the Managing Committee.

b) Likewise the letter No. 301398/SCJ/Resn dated 27th Feb 2015 addressed to “The General Body of Collegiums, Sandeep Vihar Welfare Maintenance Society, Sector 20, Panchkula (Haryana) with Subject : RESIGNATION FROM THE POST OF THE VICE PRESIDENT” received from Col (Retd) Subash Chander Joshi, Vice-President was also put up for consideration of the Collegium. The House/Collegium unanimously accepted the aforesaid resignation and with a view to fill up the vacancy of the Office Bearer – Vice President by nomination/election in t/o Para 28 of the Bye-laws, Col(Retd) BS Chowdhary proposed the name of Col (Retd) Surinder Singh of D-3 Block who in turn proposed the name of the former for the said post. However, on the intervention of Col SS Chauhan, Col Parmar, Col Kulwant Singh and some other members, the House decided to let there be proper election for the post of Vice-President with due public notice by calling the Special GBM.

c) After taking stock of the circumstances, the House also unanimously nominated/elected/approved the following persons as members of the Collegium from the respective Block for the remaining term of the Collegium:-

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|---|--|
| aa) Mrs Brig Aggarwal
of D-4 Block | - in place of her husband Brig SK Aggarwal
on mutual consent and with the consent of
other members of D-4 Block. |
| bb) Sh. Rajesh Kumar Tomar
of E-15 Block | - in place of Col Subhash Chander as
consented by him and other members
of the E-15 Block. |

8. **Regulating the entry at roof-tops** Col (Retd) VR Rampal's objection to the locking of entry door at roof top of E-11 block was unanimously over-ruled by the House in view of recent three thefts in D-1 Block and other security reasons. The House emphatically advised the Management to regulate/restrict the entry at roof-tops as per the provisions of Bye-laws and Apartment Act viz the entry doors of all the roof-tops be properly locked and the concerned keys be kept with the respective Block-incharge as well as in the Society Office to be taken by the desirous resident for opening the same under the supervision of Office Supervisor/other authorized person.

9. **Replies to questions and other misc points/topics**

- a) **Fixing of Railing.** The proposal of fixing railing in common areas/car garages was left to the free will of the concerned Block Members encompassing the allotted space, however, at the cost & exp to be incurred by the Society.
- b) **Creation Guest Parking** As proposed by Col Vimal Sharma and Lt Col RS Benal, during the previous GM, the President informed the House that adequate number of Guest Parking slots have been **created** well nigh to D-1/D-2 and D-3/D-4/D-5 blocks as the Central Guest Parking area happens to be little farther for these blocks. Need based similar facility shall also be provided to the some other blocks by and by.
- c) **Renovation of Banquet Hall** Under the scope of new projects, the House unanimously resolved to go ahead with the sound-proofing and renovation of the Banquet Hall so that this Asset could **be gainfully utilized** as opined by Col Kundu and Col SS Chauhan. It was however also decided that construction of two additional shops, as approved earlier, should be abdicated/deferred for the time being.
- d) **Maint of Lifts & AMC.** Brig Sarjit Singh, President informed the house that Maint of Lifts is such an area which cannot be ignored at any cost as Johnson lifts have been constantly eating away much of our funds due to aging/wear & tear. Recently huge funds have been expended by upgrading some of them to improve their functioning. Col DB Singh raised objection on the term 'upgradation' and thus opined that under the guise of term **upgradation** there are chances of pilferage of funds. He also objected to payment of different AMC amounts monthly to the Vendor. Thereupon Lt Col Suresh Sharma, In-charge Lifts clarified that all heavy exp had been incurred to set right the 7 critically defective lifts and the other 4 lifts which had gone bad due to over-flowing of water (the defect has now been rectified) into them from the O/H Fire Water Tanks. Col Sharma also informed that whatever AMC rates were decided in the regime of Col BS Chowdhary, the then President of Ad-hoc Mng Committee, the **same AMC rates are being paid even now after 2 years** and hence there is no increase in AMC rates as of now. Col Sharma further clarified that there had been certain occasions that no replacement of the particular component of the existing configuration was available in the market and hence new & latest component was used in the lifts which tantamount to "upgradation". Sh. Subhash C Pathania General Secretary also elaborated that any exp on renovation of lifts tantamounts to value addition of that particular lift as per Accounting Parlance which has otherwise been termed as "upgradation". He further clarified that whenever any lift(s) is off-road, the proportionate monthly AMC payment is reduced and hence that is the reason in making different AMC monthly payments to the Lift Vendor and that too by paying lesser than the average monthly AMC dues. The House felt satisfied with these clarifications of Col Sharma and Sh Pathania and appreciated the due care being taken by the Mng Committee in proper maint of lifts.

e) **Repair of Electrical Panels, Gensets & Fire Fighting Systems** The President informed the House that repair of water supply system/motors, electrical panels, gensets and Fire fighting systems is being constantly carried out to keep these items always in good stead to obviate any chances of major break-down. The House unanimously okayed the initiative taken by the Management in this regard.

f) **Increase in the salary of employees and consequent increase in Maint charges**

The House did not approve the increase in the salary of the staff on annual basis but resolved that increase shall **commensurate with the efficiency**.

g) **Arrogant behaviour of one of the electricians**, As complained by Col SS Chauhan and Col Parmar and some other lady members, the House took a serious view of the **arrogant behavior & indifferent attitude of Electrician Mr. Rahul** and hence resolved that his services be terminated as early as possible so that other workers do not get encouraged to follow suit.

h) **Laxity on the part of Security Guards** The President apprised the House that a number of complaints regarding laxity on the part of Security Guards have been received and some of them were found sleeping during the duty hours in the night. Moreover, in view of the recent three thefts in D-1 Block, we cannot depend upon them anymore. Some of the members also echoed the similar view and therefore, the House unanimously resolved and authorized to the Management to **change the Security Agency** with a better one even at a higher cost as soon as possible.

i) **Formation of self-sustaining Club**; The President informed the House that most of the wings of the Club viz, Gym, Resturant, Card Room, Swimming Pool, Sports Complex etc have started functioning properly. However, on public demand a BOO under the Chairmanship of Col (Retd) DC Katoch has been formed to study the feasibility of self-sustaining Club, the detailed project report from which is still awaited. Thereupon, Lt Col (Retd) GS Jeryal one of the members of this BOO apprised the House that the preliminary survey conducted by the BOO revealed that a further exp of worth Rs. 10.00 lakh is required to make the club viably functional and worthy to be called as a real Club. The House therefore opined that let the BOO complete the project report which may be presented for consideration during next GM in Feb 2016 duly studied/ analysed by the Managing Committee. On a query raised by Hav Ashok Bali, it was clarified by the President as well as by Lt Col G S Jeryal that membership of the proposed Club shall be open to all members of the Society (GHS-79) irrespective of the rank profile.

i) **Huge expenditure being incurred in girit wash fixing –to be shared by defaulting/concerned DU owners;**

Col Balbir Singh, Tteasurer informed the House that huge exp has been incurred recently for re-carpeting the spaces of walls from where the girit wash has peeled off besides for purchasing a motorized swing (jhoola) for the said purpose. Lt Col Kulwant Singh and Col DB Singh, H/Capt AS Negi Engr pointed out that as certain residents do not get their leaking taps repaired timely, the consequent prolonged water seepage into the walls cause the damage to the grit wash which starts peeling off with

the passage of time. The House took a serious note of the callous carelessness on the part of some of the residents especially the tenants and therefore unanimously resolved that the residents, through a public notice, be sensitized of the issue and matter be further deliberated during the next GM of Feb 2016 if there is no perceptible improvement till then.

10. Misc. works/activities.

Col GK Sharma of E-13 block suggested that there should be an **Ayurvedic Doctor** in the Complex but the majority of members did not agree to this suggestion and hence it was **dropped**.

Col KK Kaushal's suggestion of **widening of road in front of Club Building** also did not find favour from the majority of members and hence it was **dropped**.

Col Parmar's suggestion of having a **Tennis Court** was **agreed** to by the House with the rider that out-siders will not be allowed to avail of this facility.

Col Dubey, Col VR Rampal and BS Chowdhary were of the opinion that commercial activities/vehicles as well as out-siders may not be allowed entry in the Complex. The President, to the satisfaction of House, clarified that to make the running of **swimming pool** viable, only a few children under the age of 10 yrs were allowed entry and that too after issuing valid entry passes and accompanied by the parent/guardian. The House felt satisfied with the clarification.

The House was very much concerned about the Security aspect. The House, therefore, resolved that Management should consider fixing of **CCTV cameras** at vulnerable points and also take steps to improve upon the functioning of Security Guards even if by changing the Security Agency. Furthermore the House unanimously authorized the Management **to fix barbed wire in the left-over areas** of periphery along E-1, E-2 and D-1, D-2 blocks at an early date.

The House did not agree to remove the **Dhobi sheds** but suggested to regulate the movement and functioning/activities of dhobis with the tacit support of Block members to avoid any untoward incident.

As suggested by Col DB Singh, Col Lama, H/Capt AS Negi and Mrs. Sudha Nayyar, the House unanimously resolved that **drainage pipes of ACs should not protrude outside the flat** but these should remain inside so that water should not leak out and spill over the girt wash as well as on the passers-by downwards.

A number of members opined that **defecating by dogs** here and there on the internal roads is a daily phenomenon recently which have become disastrous menace/eye sore of one and all pedestrians and there is no let up despite numerous public notices and personal appeals to the defaulters. The House, therefore, unanimously resolved to impose a **fine of Rs. 1000/-** on the defaulter pet-owner henceforth besides conspicuously displaying his/her name on the Central Notice Board as well as announcement on the public address system to this effect.

Suggestion of members to engage a **veg vendor** for the Complex as well as dissemination of information in r/o society's monthly accounts on net was agreed to by the Management. Likewise **Water Harvesting** suggestion put forth by Col Surjit Singh of D-3 block was also agreed to.

11. **Recovery of arrears of maintenance charges** The Treasurer Col Balbir Singh informed the House that there are still 15 (fifteen) DU Allottees as per **list attached (Annx E) who have not paid the maintenance charges in respect of the previous year/years. The Collegium unanimously resolved that persuasive methods may be tried by the Managing Committee to come at amicable solution lest the defaulting allottees should pay the arrears of maintenance charges alongwith penal interest irrespective of their stay or non-stay in the DU for which the matter may be taken up with AWHO/Tribunal for recovery of dues/cancellation of DU as envisaged in the Bye-laws.
12. **Vote of thanks** As there was no other point for deliberations, Col SS Chauhan proposed and Col RPS Kundu seconded a vote of thanks to the Chair on behalf of the House while the meeting concluded at 1.30 PM after 3 ½ hrs of smooth, free & frank discussion.

File No. GHS-79 WMS/AGM-04/2015

Dated : 16th Sep 2015.

Sd/xxx
(Subhash C. Pathania)
General Secretary

Sd/xxx
(Brig Retd Sarjit Singh)
President

* () Annx Can been seen in the Society Office

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