

MINUTES OF MONTHLY MEETING OF AD-HOC MANAGING COMMITTEE 1/4
HELD ON 30TH APRIL 2014

Attendance

1. Meeting of Ad-hoc Managing Committee was held on 30th April 2014 which was attended by 8(eight) members despite its due notice to all the 12 committee members.

Agenda

2. (a) To deliberate upon sundry issues, problems and actions required to be taken especially during the ensuing summer season.
- (b) Any other point with the permission of the Chair.

Discussions

3. Brig (Retd) Sarjit Singh, Convener of the Committee, chaired the meeting and before initiating the deliberations he thanked all the committee members for having looked after the affairs of the Society nicely in his absence as he returned only today from out station after a fortnight. Thereafter he advised the Secretary to put forth the important points for discussion one by one which were taken up as under:-.

- a) Installation of hand pump : Sh Subhash C Pathania – member Secretary apprised the House that there is dire necessity of fresh drinking water for the society workers as well as for the children playing out-door games especially during these summer days and therefore a water hand pump may be installed at a suitable place near Gate No. 2 as the earlier arrangement through Sintex water tank has failed due to frequent burning of its motor. Since the aforesaid proposal/arrangement involved Rs. 5,000/- appx, the Mgmt Committee unanimously approved it subject to taking proper care of ambience.
- b) Provision of Water Filter/Cooler. Sh. Pathania also averred that office staff and the society members/tenants and their families/senior citizens while visiting the society office cannot be denied the facility of drinking water. The House therefore unanimously resolved to purchase an aquaguard and a small refrigerator immediately on competitive rates for the said purpose.
- c) Temp Over-head Shed at Gate No. 1. Sh Pathania apprised the House that there has been constant demand from the Security Supervisor that the Security Guards on duty during the scorching heat require proper shade over there so that they could perform their duties cautiously besides the visitors while making entries in the in-coming register should not face any problem during sunny/rainy days. Sh Pathania also opined that the shade/structure so raised should not by-pass the

HUDA/municipality etc. rules. Lt Col Kulwant Singh, Treasurer, Col SK Chauhan. and Col Subash C Joshi, however, suggested that the prospective Contractor shall be briefed suitably to comply with these requirements as well as to not spoil the sheen of the entrance. The Committee thereafter unanimously resolved to get this project completed by an expert Contractor on competitive basis.

- d) Elections for formation of Collegium. Brig Sarjit Singh Convener congratulated those members who have so far been declared as elected (unopposed) to the Collegium being consensus candidates from the respective 10 blocks. He also thanked the ROs for managing the election process till now very fairly. Sh. Pathania read out an objection letter dt 20th Apr 2014 (addsd to RO and copy to the Secy-cum-MCM) received from ex-President Brig(Retd) SMS Rathaur and 3 other members against the Candidature of a person. However after the perusal of relevant record, maintained in the Society Office, it was unanimously resolved that the said objection may be dealt with by the ROs themselves without any interference either by the Ad-hoc Committee or any other person. In the meanwhile the said person has voluntarily withdrawn his candidature from the Contest. There is no merit in the objection as our record, in this regard, is very much in consonance with the records maintained by the AWHO New Delhi.
- e) Lifts. Lt Col Suresh Sharma explained that 6 out of 7 critically damaged lifts have been repaired fully and the 7th one of D-4 block shall be on road within a week. Though there had been a suggestion from some general members that where there are 2 lifts in a block, lifts should be operated alternatively after a gap of a fortnight or so. The House, however, was of the view that both the lifts should be operational simultaneously but the users should be apprised from time to time to be more concerned about its smooth handling/operating system. Moreover, even any minor error in its functioning should be immediately brought to the notice of mechanics/society officials for prompt rectification. Col Suresh also put forth a proposal that a device/circuit costing Rs, 2500/- appx per lift can take care of automatic switch on/off of the fan as well as the tube light inside the lift cabin which will save the operating cost/electricity bill of the lifts substantially. The House, in principle, approved the fixing of such a device in each lift and also opined that inside press buttons, signifying lift numbers, should be changed with illuminated ones for easy identification. It was also felt by the House that luggage shifting through the lifts should be under the proper care of a Security Guard so that damage to the lifts is avoided.

Whereas certain lifts look shabby, the lift-incharge was advised by the House to come out with a viable solution so that painting/powder coating etc. could prevent rusting of the lifts. The House however appreciated the efforts made by the Vendor and the Lift-incharge Col Suresh in making almost all the lifts operational within a fixed time-frame and also in reducing the frequent break-downs of lifts, which was in-fact a gigantic task.

- f) Internal Audit Lt Col Kulwant Singh, Treasurer apprised the House that Society a/cs for the quarter ending 31st Mar 2014 have been prepared and therefore internal audit may be got carried out so that the process of preparation of annual accounts and its audit by CA could be taken up immediately thereafter. Accordingly the House approved the name of Col A K Parmar to be in-charge of the Internal Audit.
- g) Building/Grit wash repair Col SK Chauhan pointed out that there have been seepage in some blocks due to roof-top blockage which have now been got cleared. But he added that in certain bldgs leakage repair at a height of 4th/5th/6th floor level is required to be carried out for which we need extendable aluminum ladder/fabricated pulley to suit our requirements. The House therefore approved the proposal in principle to avoid further damage to the buildings besides to check any serious hurt/human casualty due to peeling off the grit wash in certain areas.
- (h) Generator Set Batteries & tank cleansing. Col Chauhan apprised that due to scorching heat, two batteries of a GenSet have exploded which are required to be replaced urgently. However, while carrying out its maint/cleaning of its diesel tank, lots of filth deposits, accumulated since its initial installation, have been removed. The house praised Col Chauhan's sincere efforts and unanimously approved to buy new batteries by adjusting the cost of condemned ones.
- (i) GenSet Shed. Col Chauhan also pointed out that by keeping the GenSets in the open, serviceable life of Gen Sets is generally reduced. As such with a view to protect the GenSets from the vagaries of weather, a proper shed over them may be sanctioned. The House unanimously approved the proposal in principle and advised to complete the process, on quotations basis, before the onset of the ensuring rainy season.
- (j) Modification in Lights of Garden/No.1 Gate. Col Chauhan apprised the House that almost all the garden lights as well as that of Gate No.1 have their chokes & bulbs burnt which need to be modified/replaced with lesser costly CFLs. The House unanimously approved the proposal/expenditure.
- (k) Defective MCBs/TPNs of Dwelling Units. Col Chauhan narrated that a large number of MCBs/TPNs of flats are non-functional and so the people have managed temp connections by by-passing the safety device. The House took a serious note of this lapse and approved to issue a general notice/advisory to the owners to get replaced their defective UCBs/TPNs at the earliest.
- (l) Missing steel plates of Electrical poles. Col Chauhan apprised that these plates either of steel or of thick CGI sheet be arranged so that open/exposed electricity wires at the base of EPs may not cause frequent short-circuit/current to the passers-by especially to the children. The House unanimously resolved to attend to this defect wherever required in a long-lasting manner.

- (m) Balancing of Phases and GenSet load Col Chauhan informed that in many flats, the residents have changed the electric wirings to put addl load on the GenSet which imbalances the load on different phases and consequentlhy causes danger of GenSet/transformer blasting. He, therefore, opined that urgent corrective/preventive steps are reqd to be taken centrally after sensitizing the residents in this regard. The House unanimously resolved to issue a suitable public notice and also to take corrective steps urgently wherever required.
- (n) Repair of Swimming Pool Col Kulwant Singh pointed out that the Contractor-cum-trainer at the Swimming pool has brought to his notice certain repair works amounting to Rs. 2,500/- appx reqd to be done over there. The House unanimously approved the expenditure in the interest of providing satisfactory services/ambience to the SP users.
- (o) Repair of internal roads Col Rampal apprised the House that at certain places the internal roads have given up and thereby a huge exp is reqd to be incurred in near future to make these roads worthwhile. All the members appreciated his concern and unanimously approved that the new Managing Committee should be tasked to raise a special fund for this purpose in a time-frame of say 5 years or so, so that the eventuality could be addressed without any hassle.

4. Brig Sarjit Singh summed up the views and thanked the members for their whole-hearted participation in the deliberations. On a suggestion made by the Committee Members, he agreed to convene a meeting (bonhomie) of all the living-in-members/residents on 3rd May 2014 at 17.30 hrs in Society's community hall (near Gate No. 2) where they would, by means of a video presentation, be apprised of the performance since made by the Ad-hoc Managing Committee besides sensitizing them of our Society's further plans/vision.

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

File No. RWA/GH-79/EMCM
Dated : 01 May 2014.

Sd/-xxx
(Subhash C. Pathania)
Member Ad-hoc MC

Sd/-xxx
(Brig Retd Sarjit Singh)
Convener-Chairman