

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

MINUTES OF MONTHLY MEETING OF AD-HOC GOVERNING BODY HELD ON

31st DECEMBER 2013

Attendance

1. Monthly Meeting of Ad-hoc Managing Committee was held on 31st Dec 2013 and it was attended by 6 (six) out of 9 (nine) committee members.

Agenda

2. (a) To deliberate upon the ATRs relating to last month's minutes of proceedings and to suggest improvements, wherever required.
- (b) To deliberate on various issues emerged during the current month and to suggest solutions;
- © Any other point with the permission of the Chair.

Discussions

3. Col (Retd) Subhash Chander Joshi, Member Committee, chaired the meeting as Officiating Convener in the absence of Brig (Retd) Sarjit Singh and initiated the deliberations with usual welcome address to the committee members. Status Report on the points discussed during the previous meeting was also apprised by him and by Sh. Subhash Pathania In-charge Secretarial affairs. The major issues thereafter taken up during the deliberations were as under:-

- a) Preparation of Scheme of Collegium: The Chairman Col Joshi informed the house that Scheme for formation of Collegium as required under the Haryana Regulation and Registration of Societies Act 2012 has been prepared in tune with the resolution passed by the Committee and the same has since been submitted to the District Registrar. Further directions, from the latter, on this issue are now wanting.
- b) Recovery of pending maint charges: The Chairman apprised the house that legal notice has been issued to each of the 7 (seven) defaulters who have not paid maint. charges to the Society despite repeated reminders. All committee members approved this action and stressed that necessary efforts be made to recover the society dues. Col Joshi also apprised the house that with a view to expedite/facilitate timely payment of soc dues by members through e-banking, he has posted the NEFT/IFSC Nos. of Society's bank on sandeepvihar@googlegroup. Committee Members appreciated this innovative/proactive approach of Col Joshi.

- c) Substantial reduction in Electricity Bill: Col Joshi appreciated the efforts made and initiative taken by Col SK Chauhan in repairing the electricity gadgets, re-laying the wiring, checking electricity thefts etc - all resulting into reduction of Society's Monthly Electricity Bill from Rs. 3.62 lakh (when the present Committee took over in Sep 2013) to Rs. 2.38 lakh for the month of Nov-Dec 2013 besides appreciable reduction in electricity complaints from the residents. All committee members therefore complimented Col Chauhan and Col Kulwant Singh for their dedication in this regard. Col Chauhan clarified that as of now re-laying of wiring has been done in only 16 out of 23 blocks whereas there is still scope for further savings on this front after completion of the task in all the 23 blocks as well as after carrying out necessary repairs of main panels and allied fixtures.
- d) Maint of Society gardens and flower beds: There was a special appreciation from all the members for the good work done by Col Arvind Bali in timely planting the flowers which have started blooming. Col Bali explained that presently a sum of Rs.3,000/- is there in his kitty for the said job and it may be increased to Rs. 10,000/- for gardening exp till 31st Mar 2014. Committee, therefore, unanimously resolved to appropriate a further exp of Rs. 7,000/- for gardening.
- e) Shortfall in Security Deposits: The Treasurer – Col Kulwant Singh apprised the house that after scrutinizing the books of accounts it has emerged that funds worth Rs. 11.00 lakh on a/c of security pertain to 411 tenants whereas this figure should have been upto Rs.20.70 lakh. The shortfall/difference worth Rs. 9.70 lakh need to be identified/appropriated and a separate FD a/c under the head of Security Deposits is reqd to be maintained with the bankers. The house unanimously agreed to this proposal.
- f) Cleanliness Drive. The Chairman apprised that a "Cleanliness Week" during this month was observed whereby all roof-tops/terraces, guest rooms, common areas and lifts were properly got cleaned. The good work done by safaikaramcharies in this drive was recompensated by paying an incentive of Rs. 100/- to each of them. The house unanimously resolved/approved the incentive as ibid.
- g) Mobile charges to Security Supervisor: The Committee resolved to re-imburse an amt of Rs. 200/-per month to the Security Supervisor since he has to contact other guards, society officials, committee members frequently through his personal mobile.
- h) Encroachment on pavement : A letter has been written to the Gurukul Mgt not to trespass our society's outer periphery. However the issue need to be kept alive so that

the same could be taken up/resolved by the duly elected Managing Committee in due course.

- i) Tentative visit of MD AWHO: The Chairman informed that whereas it was learnt that the MD AWHO ND was likely to visit AWHO Housing project in Sec-27 Panchkula during the last week of Dec 2013, we had sought our appointment with him through the local PD and had therefore submitted a representation incorporating therein various pending issues to be resolved by the AWHO. The Committee endorsed this action and further resolved to pursue these issues vigorously with AWHO.
- j) Dogs menace: Committee Members felt that there is discernible improvement through notices and personal persuasive methods that loitering by pet dogs has somehow reduced in society complex but a constant vigil by security guards/general members needs to be maintained to check this menace.
- k) Meeting with the local Mayor : Local Mayor of Municipal Committee Panchkula - Mrs Upinder Ahluwalia and her husband paid a courtesy/short visit in our Society on 29th Dec 2013. They were briefed about certain common problems being faced by our Society, viz Choking of drains/sewerage system during rainy season, encroachment of our periphery by Gurukul, dirt/filth around, garbage lifting/disposal, play ground facility for children in adjoining Govt School, local Bus stoppage facility near our Complex, provision of street lights, timely help of local Police in case of exigency etc. The Mayor seemed to be very responsive to our issues and assured us to render all necessary help to redress the same while also taking up the issues with concerned authorities. The Committee, therefore, resolved to follow up these matters from time to time.
- l) Repair of lifts –: Col Suresh Sharma In-charge of Lifts Maint apprised the House that some of the repaired lifts need to be re-checked by the technicians and he has therefore summoned the Vendor to get the defects, if any in those lifts, removed at an early date. The Chairman however insisted that the Vendor must furnish the okey certificate in r/o all those lifts which are in proper working condition so that maint charges be released accordingly.
- m) Show-cause notice to Plumber/Contractor: The Chairman pointed out that Mr. Rajesh Plumber-cum-Contractor has not yet carried out desired repairs in D-4, E-7, U-2 Blocks and in Main Park despite numerous reminders to him. He is therefore being issued necessary show-cause notice and his services/contract shall be terminated if the complaints are not attended to completely within a week. The house endorsed this advisory and resolved to caution him for the lapse.

- n) Wastage of Water: Col SK Chauhan pointed out that certain over-head water tanks are still overflowing for want of float-balls as some of them are worn out and some are missing. Sh. Subhash Pathania Member Committee also averred that this is a perennial problem and need to be tackled technically. Col Chauhan stressed that float-balls may be replaced by the Society. But the Chairman expressed his inability to incur this huge expenditure (Rs. 2.50 lakhs appx) without the approval of GBM. Col Kulwant Singh Treasurer averred that cost of replacement may be borne by the concerned residents. Col Suresh Sharma apprised that he has got his WT's float-ball (fitted with brass rod) replaced by incurring an exp of Rs. 1000/- and it is working fine but there is every risk of theft of brass oriented FB. Sh. Pathania and Col Kulwant Singh therefore suggested to Col Chauhan to carry out a sample test by a PVC/Plastic made (less prone to theft) Float Ball of 1" dia costing about Rs. 400/- and if it is found workable, then the replacement drive may be got conducted immediately at the cost of the concerned household. The house therefore unanimously resolved to issue a Public Notice in this regard before taking up the drive of replacement of FBs at the cost of residents and also arrange to restrict/regulate the approach to the roof-tops.
- o) Tea with workmen staff. Col Subhash C Joshi Chairman thanked the members of the Committee for attending the meeting in the chilly evening and also for making valuable suggestions for improving the functioning of the Society Mgt. He wished a "Very Happy & Prosperous New Year 2014" to all members and their families besides to all the tenants of our Society and also proposed to share Tea with the workmen staff of the Society at 1100 hrs on next day i.e. 1st Jan 2014 in society office. All Committee Members reciprocated the new year's good wishes and agreed to the proposal of the Chairman to share a cup of tea.

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

File No. 12 RWA/GH-79/MCM
Dated : 01st January 2014.

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

Sd/x x x
(Col Retd Subhash Chander Joshi)
Offg Convener-Chairman