

MINUTES OF SPECIAL MEETING OF MANAGING COMMITTEE

HELD ON 14<sup>TH</sup> APRIL 2016

Attendance

1. Special Meeting of the Managing Committee as requisitioned by the President was held on 14<sup>th</sup> April 2016 which was attended by all the 9 (Nine) Committee Members to deliberate on matters as per the Agenda mentioned in para 2 below.

Agenda

2. a) Fixation of date for the Special General Meeting to take up left-over points **\*\* (only as requisitioned by 27 Members)** which remained un-addressed during the General Meeting dt 06 Mar 2016;
- b) Administrative matters; and
- c) Any other point(s) with the permission of the Chair.

Discussions

3. Brig (Retd) Sarjit Singh, President chaired the meeting and welcomed the participating Members. At the very outset the President asked the members if he had the support of MC Members? Thereupon, all members of the managing committee assured their full support to his Presidentship. Sh Subhash C Pathania General Secretary however expressed that in the event of President settling his personal scores with any member (s), the GS would prefer to cast his conscience vote in a democratic way in the larger interest of the Society.

4. The President proposed to hold the Special General Meeting on 01<sup>st</sup> May 2016 as assured by him during the previous General Meeting dt 06<sup>th</sup> Mar 2016 (c.f. para 6 of its minutes of proceedings) which was unanimously agreed to by the MC Members. The President however insisted that all the general members and residents should also be called to attend this ensuing Special General Meeting because certain Collegium Members have alleged in their agenda points that “members and residents” have lost confidence in him and therefore he wants to clear their misgivings and thus intends to come out clean from their sides. The MC Members opined that all residents cannot be called during the Special GM and the GS explained that there is no such @ provision in the Bye-laws and moreover the Collegium Members represent all the 556 members of the Society and thus the Collegium is itself a General Body as a whole as envisaged in Section 30 (1) of Haryana Registration and Regulation of Societies Act 2012 and thus anything done by the President/Managing Committee against the provisions of the Act/Bye-laws shall be considered as ultra-vires. The Managing Committee, however, unanimously resolved to recommend to the Collegium to remove/disqualify a member upon his/her sordid doings/activities as laid down in Section 8 (ii) & (xi) etc. of Society Bye-laws and opined that one is free to solve one’s Personal issues/allegations through Police authorities/Court of law in one’s personal capacity.

***\*\* these lines have been added by the President on 29/4/2014***

***\* these lines have been cut/deleted by the President on 29/4/2016***

@ Please let us know if these provision is mentioned in By-laws ? Gen Secy

5. Col Balbir Singh, Treasurer opined that Management has to consider to go in for employing Contractual labour sooner or later as already suggested by Sh Subhash C Pathania General Secretary during the General Meeting of 6<sup>th</sup> Mar 2016 in view of the liberal labour laws introduced recently. He also averred that increase in salary of staff is overdue but the MC did not agree for the same for the present. The President opined that employment of sweepers is very ticklish issue and if anybody proposes to change the team, then he/she should take personal responsibility for doing so.

6. Whereas General Secretary Sh. Subhash C Patania had pointed out that certain appointments of Society Staff have been made without his knowledge and neither the mandatory approval of the Managing Committee have so far been obtained despite having convened a number of MC Meetings/General Meeting since then. The President, therefore, sought post-facto approval of the Managing Committee for the following appointments which was unanimously granted in the interest of smooth functioning of the affairs of the Society:-

- i) Sh Dharmender as Temporary Electrician as Rs. 10,000/- pm salary (though the previous trained incumbent - Mr Rahul was being paid Rs.7,500/- pm);
- ii) 2 (two) additional Security Guards on usual pay scales through the same/current Security Agency; and
- iii) Mr. Sehgal as an Advocate for handling misc. legal matters (local) of the Society.

7. A letter received from Restaurant's Contractor was read out by the Treasurer for reduction in rent, reduction in electricity charges, provision of ACs *\*\* & permission to conduct birthday and kitty party for outside etc.* Col DB Singh suggested that its rent may be decreased to Rs. 8000/- pm and one AC may also be provided by the Society. But other members of the MC did not agree to the proposal as they felt that the stuff provided by the Vendor is very costly and so many times break-fast/the requisite items are not available even on demand. Similarly request for reduction of rent of stationery shop was also turned down by the House.

8. Col DB Singh informed the House that time and again the lock provided by the Society has been found missing from E-11 block's roof-top entry door and Col VR Rampal has now put his personal lock there without giving its key in the society office/block-in-charge. Col DB Singh proposed that an FIR/DDR may lodged in this regard. MC felt/resolved that whereas the said case is sub-judice, the matter may be reported to the local police authorities for further necessary action *\*\*and copy of letter received from Col DB Singh & letter to Police be handed over to Advocate for submission in the Court.*

9. Internal Audit. The President opined to appoint a sub-committee for carrying out internal audit of Society's accounts in r/o the financial year 2015-16. Accordingly names of Brig KC Sood, Col DC Katoch and Col Surinder Singh of D-3 Block were unanimously finalized by the MC for the said Sub-Committee/BOO.

10. Land Enhancement Cost. Lt Col GS Jeryal lamented that we as Management are lacking in our duties in fulfilling the desired obligation towards the DU Owners as delayed payment of LEC with 15% shall become double in due course of time. He, therefore, made two suggestions viz firstly to inform the DU owners through e-mail/general Notice that the interested DU owners can

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deposit the sum due (Principal amt + 15% interest till a certain date) in the Society Office through cheque/ draft/cash which shall be further deposited in a separate account with the Bank. And such a DU owner should also undertake not to claim any interest from the Society if at any later stage a part of that sum or total payment tends to be refunded to the concerned DU owner. Secondly, a legal notice be served upon the MD AWHO New Delhi that ownership rights of 52000 sq mtrs piece of land on which GHS-79 Sandeep Vihar (AWHO) Housing Complex has been raised should be transferred to our Society – Sandeep Vihar (AWHO) Welfare & Maintenance Society (GHS-79) Sector-20 Panchkula-134116 so that we could take bank loan by mortgaging the landed property in such an eventuality as AWHO New Delhi has now refused to help us in arranging the bank loan for making lumpsum payment to HUDA . This lapse on the part of AWHO has caused us unnecessary interest burden of 15% p.a. The House unanimously agreed to these proposals.

11. Fire Fighting. The President asked the members as to how much money be provided to Col DB Singh to revamp/streamline the fire fighting system of the Society Complex. Col RC Jaswal and Sh. AS Negi averred that certain members/residents have stored inflammable luggage/material in the garages/common areas which are grossly fire hazards and therefore must be got removed as early as possible because the risk of catching fire is more during the on-set of summer season. The General Secretary clarified that Sub-Committee/BOO has already been appointed for this purpose and Lt Col GS Jeryal Vice-President has also done some ground work in this regard. Managing Committee therefore unanimously resolved that SC/BOO be advised to furnish its project report/finalise the vendor by calling competitive rates at an early date. Col DB Singh – one of the members of the Sub-committee has assured the House to complete the said job expeditiously. *\*\*Please issue a letter to each member keeping inflammable material to remove it.*

12. IT Return. Col Balbir Singh, Treasurer informed the House that a 3<sup>rd</sup> Notice from the IT Deptt has been received and the CA has been apprised of this. Col RC Jaswal suggested a local CA who can also be consulted in this regard. The General Secretary Sh. Subhash C Pathania suggested that our Society is more or less running its affairs similarly to that of an AWHO oriented RWA – Devindedr Vihar in Gurgaon and therefore it/its CA can be consulted in this regard. Managing Committee agreed to these proposals and authorized to the Treasurer, General Secretary and the Vice-President to complete the said task at an early date.

13. Swimming Pool. Col RC Jaswal – Incharge water management, apprised the House that in view of general shortage of water in Tricity, it is imperative that potable water should not be used in filling-up the swimming pool and hence its running should be stopped. Col Balbir Singh, Treasurer opined that there are other 4-5 swimming pools functioning in the city of Panchkula and moreover, we donot have scarcity of water for our swimming pool. It is only due to the lapse on the part of vendor that over-dose of chlorine in the water necessitated the change of water merely after 2 days otherwise a very small quantity of water is replaced daily on account of filtration. As such the vendor has been warned to be more meticulous/careful in future. As stressed by Sh AS Negi, Mrs Sudha Nayyar, Mrs (Maj) Neelam Sharma and Col DB Singh, the Managing Committee unanimously resolved that no outsider be allowed entry for the swimming pool. *\*\*There being only six members present at this movement Col RC Jaswal & Brig SarjitSingh opposed the running of swimming pool but got over ruled and majority decision was adopted.*

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14. Water Supply Contract. The Treasurer informed the House that Sh Rajesh – Contractor for supply of water & clearance of blockages, has applied for increase in contract amount from Rs. 25,000/- to Rs. 35,000/- p.m. The House unanimously agreed to the suggestion of Sh. Subhash C Pathania General Secretary that as provided in the terms of Contract Agreement, the yearly increase should not be more 10%.

15. Col RC Jaswal appreciated the services of Sh. Rajesh Contractor for water supply and clearance of blockages, but averred that he needs to be checked and guided frequently. Since the Electricity In-charge Sh GC Bhatt has also been out of station for petty long, Col R C Jaswal suggested that Col SK Chauhan be taken into the Managing Committee till a proper incumbent is duly elected against the vacancy occurred in place of Lt Col Suresh Sharma so that lifts/electric portfolio could taken care of properly in impending summer season. Lt Col GS Jeryal also agreed to take such ground workers into the fold of Management without any ego. \* He also appreciated the role of Lt Col Kulwant Singh (though he had since resigned from the Managing Committee) in attending Court Case at National Consumers Grievances Redressal Commission New Delhi at a short notice at the request of Col Jeryal VP. But Brig Sarjit Singh President did not agree to the suggestion and vehemently rejected the proposal. He then abruptly declared the meeting as closed without putting the issue for voting.

\* *these lines have been cut/deleted by the President on 29/4/2016*

No. 15\_RWS/GHS-79/SMCM/2015-16  
Dated : 20<sup>th</sup> April 2016.

Sd/xxx  
(Subhash C. Pathania)  
General Secretary

Sd/ xxxxx  
(Brig Retd Sarjit Singh)  
President – the Chairman

(The draft of aforementioned minutes of proceedings comprising page 1 to page 4 was approved on its 1<sup>st</sup> page (top) by:-

1. Jt Secy \_\_\_\_ (since resigned on 18/4/2016.
2. Treasurer on 21/4/16
3. Gen Secy on 20/4/2016
4. Vice-President on 21/4/2016
5. President on 29/4/2016

And one photocopy of its original was displayed on Public Notice on 29/4/2016)