

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

**MINUTES OF SPL MEETING OF AD-HOC GOVERNING BODY HELD ON 25<sup>TH</sup> AUG 2013**

**Attendance**

1. Special Monthly Meeting of Ad-hoc Governing Body was held on 25<sup>th</sup> Aug 2013 which was attended by 15 members (out of 21 members) of the Collegium.

**Agenda**

2. (a) Discussion on Status report of Management's functioning;
- (b) New challenges cropped up/faced by the Management and their solution; and
- © Any other point with the permission of the Chair.

**Deliberations**

3 Introduction. Since Col B S Chowdhary, President and Lt Col Subash Chander Jpshi Vice-President of the Society have gone out-of station till 27<sup>th</sup> Aug 2013, Brig (Retd.) Sarjit Singh presided as Chairman of this Special meeting of Ad-hoc GB. Brig Sarjit Singh welcomed the members of Governing Body and explained the circumstances under which, in the absence of President and VP, he was requested to function as President. Brig Sarjit Singh advised all the members to speak out their mind openly without any inhibition on each point. He, thereafter advised the Secretary to start the proceedings. The Secretary Sh. Subhash C. Pathania apprised the members of the deliberations of the previous meeting of Mgt Committee dt. 07<sup>th</sup> Aug 2013 by reading out its minutes, and the main agenda item of the ensuing meeting i.e. the controversy emanated due to dismantling/re-locating the speed-breakers recently. He also informed the house about the resignation letter submitted to the President by Col SK Aggarwal (Advocate) relinquishing his role as legal adviser as well as about Col B S Chowdhary's mobile message for holding GBM on 06 Sep 2013 (Friday) both as a sequel to the issue pertaining to dismantling/re-locating the speed-breakers.

4. (a) Brig Sarjit Singh advised the Secretary to read out between the lines the previous meeting's (dt.07.08.13) minutes of the proceedings pertaining to speed-breakers for free and frank views of the members and the Secretary therefore re-read the same from the Proceedings Book as under:-

“4.vi) Col D B Singh pointed out that too many un-necessary speed-breakers are causing big jolts/damage to vehicles and spinal injuries to the elderly veterans and therefore need to be removed as already recommended by Board of Officers on 08 Sept 2011 (under the presidentship of Brig SMS Rathore then). Though Brig Sarjit Singh objected to the proposal but majority of members resolved that the needful be got done judiciously ensuring safety of vehicles as well as the pedestrians”.

Since nobody objected to the proposal/decision of dated 07<sup>th</sup> Aug 2013, the action of dismantling/re-locating the speed breakers was unanimously supported/re-iterated by the Mgt Committee. All Members felt to bury the hatchet and should not stretch the issue further creating ego problem since the disease must be cured/removed sooner than to let it prolong for longer periods. Moreover, Col D B Singh was also advised by the Committee Members to get the Covers of Man-Holes (in the internal roads) repaired to facilitate smooth trafficking.

b) Col S K Aggarwal, was requested/informed in writing to attend the ensuing meeting to sort out the issue but he did not attend it finally for reasons best know to him. Mgt Committee Members therefore opined that since it is a voluntary association for doing social service and there is every possibility of difference of opinions which one should try to eschew in the larger interest of the organization but at the same time, no one can also be compelled to do this or that job per force.

© Regarding convening of GBM as advised by Col B S Chowdhary, the Members felt that since the previous GBM was held on 28<sup>th</sup> July 2013 under his Chairmanship after giving one month's clear notice to the general members and as such the notice period left till 6<sup>th</sup> Sept 2013, in the present case, is too short. Lt Col GS Jeryal and Brig Sarjit Singh pointed out that the prime task of registering the Bye-laws should be completed before calling for any further GBM to which all members agreed unanimously.

5. Col R C Jaswal and Col Surinder Singh pointed out that the Supervisor of the Society should be seen on the ground to supervise the workers rather than sitting in the office. Sh. Subhash C. Pathania, Secretary and Col Kulwant Singh Treasurer clarified that since the Office Supdt was on leave for 10 days, the Supervisor was attending the office work as well, and therefore his supervisory role got curtailed. However, the Supervisor has now been advised to be more functional in his assigned duties.

6. Col S K Chauhan apprised to the House that there is constant break down of water-pump machines due to dual system as 3 machines are reserved for fire fighting and 2 for handling of water course. Fire-fighting system has not been put into use and hence its machines have not been tested to find out their user-worthiness. One out of the two water system's machines is out of order. The dependency on the only one okay-machine is very risky affair. He, therefore, proposed to get the out-of-order machine repaired urgently and also to have a stand-by always, besides the fire-fighting gadgets need to be mechanically/technically re-tested from time to time. The Mgt Committee requested to Col Chauhan to take the help of required technical persons and make the machines fool-proof/worthy, paving the way for early obtaining of NOCs in r/o fire fighting system, generators and transformers. Col Chauhan also apprised the House of the progress made by his team in re-aligning the electric wires.

7. Mrs Shivani Vats pointed out the seamy state of lifts and non-functioning of Automatic Rescue Device/Alarm system in the lifts. Col Suresh Sharma, In-charge of Lifts, explained the cause of the problem i.e. the dead/defective batteries/air blowers in certain lifts as well as non-adherence of instrs by the commuters. Col Kulwant Singh apprised the House that a good number of batteries were purchased a few months back but their deployment or stock-taking has not been reflected in stock register of the Society. Col Suresh Sharma however replied that every care is being taken now to rectify the defects in lifts promptly. He shall also be pasting "Do's and Don'ts" instrs legibly inside the lifts to help commuters. Brig Sarjit Singh, Offg President was kind enough to contact instantly with some of his known persons and assured the House to revert back on the matter within 2-3 days with concrete proposal for having affordable/qualified vendor for operating the lifts.

8. Lt Col Kulwant Singh Treasurer apprised the House that Supervisor Om Narayain left the job of his own and without proper handing/taking over of the stocks as no stock register was maintained by the Society. As scrutinized from the perusal of PVs (Payment Vouchers) the whereabouts of 225 locks purchased worth Rs. 20,250/-, Havells Fan worth Rs. 6,400/-, New revolving chair worth Rs. 6,100/-, 118 plastic chairs, etc., to mention a few, are not known for want of any entry in stock/property register. Col Kulwant Singh, therefore, proposed to constitute a Board of Officers for physical verification of society's stock as per the available records w.e.f. 1<sup>st</sup> Jan 2009. The House, however, requested Col Kulwant Singh to complete this process with the help of other members and constitution of BOO in this regard shall be decided subsequently. Col Kulwant Singh apprised the House that he has started the process of introducing doubly entry system of accounting with the help of Col Surinder Singh wef 1<sup>st</sup> Aug 2013. He also sought the sanction of Rs. 3500/- appx for uprooting the grass adjoining (out-side) the boundry wall and leveling that portion too. The sanction of the said exp was granted by the House instantly. Brig Sarjit Singh pointed out that our first priority should be for

trimming the grass in children park. Col Surinder Singh In-charge of gardens however explained that due to regular rains presently, it has not been possible to clear the parks from shabby grass and this job shall be got done properly after a few days.

9. Brig Sarjit Singh Offg President felt that standard of Guards of our Society is not upto the mark. Barbed wire fencing of Out-side-boundary from E-1 to E-2 and E-2 to E-6 has been left un-completed. He also commented upon the payment of Service Tax to security vendor rather than directly to the concerned authy or need to obtain valid receipt/copy of challan from the vendor in this regard. He also sensitized the members/residents to be self-aware of the security aspects i.e. care on unknown/suspicious nature of persons roaming in the Society, un-authorised/un-known vehicles' parking for abnormal duration in the Society complex and the need to apprise security staff/office immediately in this regard. Wheres a number of cases of thefts have come into light now, Brig Sarjit Singh suggested that barring night duty staff viz. an electrician, a plumber and a lift operator, no other worker/person be allowed to reside in Society premises at night. He also felt the need for exercising caution/preparation of proper documents while letting out the flats to avoid litigation in getting the flats vacated later on from some unscrupulous tenants by quoting the example of Col Rainal (owner of 101/D-4) as Sh Subhash C. Pathania Secretary along with Col Kulwant Singh Treasurer had to represent the Society in the Hon'ble Court of CJM Panchkula.

10. Lt Col G S Jeryal opined that there should be no slackness in maintenance of lifts and therefore the interest earned on Corpus Money be deployed on repairs of lifts on regular basis. The House, however, felt that segregation of funds for deployment should not be made item-specific but rather be on priority-specific. Col Jeryal volunteered himself to join in the task of getting the Bye-laws registered at an early date. He also opined that we should not close the option of registering our Society with Registrar of Firms & Societies if the formalities/rules of RCS are not compliable.

11. Brig Sarjit Singh, Chairman of the meeting, thanked all the mgt members for showing their dedication in the service of Society. He alongwith other members specifically acked and appreciated the whole-hearted devotion of Lt Col Kulwant Singh Treasurer in providing self-less/par-excellent service to the Society by remaining available/accessible always to each and everyone.

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

File No. 15 RWA/GH-79/GBM  
Dated : 26 Aug 2013.

(Subhash C. Pathania)  
Secretary