**SANDEEP VIHAR (AWHO) WELFARE & MAINT SOCIETY, GHS-79**

**SECTOR 20, PANCHKULA**

**MINUTES OF THE MANAGING COMMITTEE MEETING HELD ON 30TH JUlY 16**

**Attendance**

1. A meeting of Managing Committee was held on 30th Jul 2016 which was attended by all its 11 (eleven) members.

Agenda

2. (a) Assessment of MC’s performance during the 1st month, challenges and finding solutions.

(b) Finalisation of Contract Agreements with various service providers.

© Important tasks requiring immediate attention/action.

(d) Any other point(s) with permission of the Chair.

Deliberations

3. The General Secretary Sh Subhash C Pathania after welcoming the members, apprised the House that the Management is busy in the process of compiling the society accounts vis-à-vis filing of IT Returns for the last 6-7 years in consultation with Chartered Accountants and Income Tax Officials/Consultants and therefore the present MC Meeting shall not be much exhaustive except the consideration of very important few issues requiring immediate attention. He therefore requested the members to be selective, short and specific in the deliberations/points. He also apprised the House of the major issues discussed during the previous meeting and appealed to the President to brief the House on the performance and challenges faced by the MC so that concensus to resolve the same could be arrived at with everyone’s participation.

4. The President Col SK Chauhan, Retd appreciated with thanks to all 11 MC members who have made themselves present in today’s meeting at a very short notice. He opined that members’ keen interest and their tacit participation shall certainly will go a long way in resolving the major issues/tasks. The President further informed the House that:-

a) Filing of IT Returns. All Office bearers are presently busy in compilation of data/ accounts for filing of IT Returns of the Society as 3-4 reminders have already been received from the IT Deptt much earlier.

b). Repair works Next priority shall be taking up tasks of fixing of green granite tiles, girit wash, road repair etc for which vendors list has been compiled through public notices published in local news papers. Tendering and job allotment shall be done shortly.

c) Fixing of tiles near Gate No.2 (in front of school). Col SC Joshi apprised the House that Gurukul School Management has agreed to our proposal of beautifying the front area by them by fixing tiles/cementing etc (without any written undertaking from us regarding utilization of this space solely by them). Col Joshi opined that casual customers coming for CSD/Doctors/ Guests can park their vehs here. Col Rajinder Singh and Hav Ashok Bali opined that existing plants in this area should not be damaged.

d) Electricity Bill has been reduced by Rs 1,00,000/- (Rupees one lac only) i.e. from Rs. 397,380/- to Rs 2.99,341/- lakh during the month Jul-Aug 2016 owing to strenuous efforts put in checking the faults in elect supply. The House appreciated the efforts of Col SK Chauhan in this regard as it was a very good news.

e) Tree plantation drive (Vanmahotsav). President informed that every available member took part voluntarily and it was a great success. 250 plants of Ashoka were planted recently. Col Jaswal kindly agreed to bargain and bring down the cost from Rs 50/- per plant to Rs 30/- per plant. Col AK Sharma of 503/D-4 has been kind enough to donate Rs. 2340/- as cost for 80 plants. In addition, various cuttings of plants as under were planted:-

 i) Rose - 70

 ii) Hedge - 500 Three varieties

 iii) Baunganilla - 80 Three colour

 iv) Panch Tara - 200 Three colour

 v) Banganvista - 20

 vi) Ekzora - 50

 vii) Krotone - 30

 viii) China Rose - 50

 ix) Border Plant - 50.

f) Two pers have been reduced from security staff saving Rs 17000/- PM.

g). Bank account has been changed from Current A/c to Saving Bank Account in

HDFC with a view to earn interest on small surplus funds too.

h) Most of the Contract Agreements were faulty. Consequently Swimming pool contractor has run away without paying half (Rs. 37,500/-) of the contract amount to the Society. Notice has been served on him for recovery of dues. Truant painting contractor has been motivated to re-start his job.

j) Restaurant Contractor had stopped running the restaurant since April 2016 as no cognizance of her application dt 0th 8 Apr 2016 had been taken by the Management. She has now been motivated to re-start the restaurant wef 16th July 2016. The House unanimously resolved to waive off its rent for 3 ½ months for which it remained closed and to recover the un-paid rent (for the months of Jan, Feb & Mar 2016) in installments. The House also unanimously resolved to install 2 ACs in it as requested by the Contractor and to finalise a new Contract Agreement with the Restaurant Contractor thus safeguarding the society’s interests.

k) Lifts. Water problem, causing short circuiting the lifts, have been done away with. A permanent solution is being provided by shifting the door-drives to engine-room. Addl water proofing has been done by arresting the flow of water to the door sensors & making them water-proof by coating with water-proof tapes to avoid short circuiting. All door slabs have been re-fixed and puddling areas have been connected to the drain to prevent any entry of water to door sensors/drive. There is a proposal to provide a wire-mesh window in the outer/inner opening doors of the lifts so that inmates may not get panicked in the event of failure of electricity.

l) Col Alok Parmar has been requested to hand over the card-room key in Society

Office so that other interested members could also avail of card-cum-kitty room facility.

m) The outgoing President Brig Sarjit Singh and Treasurer Col Balbir Singh have

been requested to hand over the charge of their respective portfolios to the newly elected

incumbents though Brig Sarjit Singh has refused to accept the letter.

n) Accounts for the months Apr to Jul 2016 could not be put on net as they have not

been closed/ signed and handed over by the previous President and Treasurer as yet

despite repeated requests.

o) Kitchen garbage is being buried in flower beds of garden to make free manure.

p) Contract Agreement for sweeping expenses has been concluded for Rs.80,000/-

(Rupees eighty thousand only) per month. All connected expenses will be borne by the

Vendor. The House unanimously approved this arrangement/Contract Agreement.

 q) Next hearing of Court case with AWHO at New Delhi is on 10th Aug 2016.

6. The President and General Secretary also informed the House that as apprised during the previous meeting of Managing Committee, the AWHO New Delhi has consented to release the interest component (received by them from HUDA during Sep 2013 on a/c of delayed refund of excessively charged 2nd LEC from our members) and therefore we have taken up this matter with Army Commander during the meeting dt 05th July 2016 for its early release to the Society. The House re-iterated/ resolved unanimously that the entire interest amount Rs. 77,58,715/- as on 30/04/2016 in r/o 534 members as mentioned in AWHO ND’s letter No. B/03015/Sec 20, Panchkula Project/AWHO dt18, April 2016 be released urgently to our Society and the same shall be appropriated towards the Members Corpus Fund of our Society.

7. Mrs Narinder Pal Kaur Executive Member apprised the House that there was a general talk that salary dis-imbursement to the staff/payment to Lift Vendor have been delayed. The General Secretary and the Treasurer replied that i) after the recent changes in the Management, the registration of signatures of the authorized signatories with the Bank took much time by the concerned bank; and ii) the Lift Vendor had not given Service Tax Certificates to the Society (which it charges @14%) inspite of our verbal/written reminders and this mandatory requirement was linked with releasing the payments. The House felt satisfied with this clarification.

8. Hav Ashok Bali Executive Member and Mrs Narinder Pal Kaur EM opined that red-stone passage beside the car garages should not be occupied by parking vehs/storing material by the residents and rather it should be free from any sort of encroachment. Hav Ashok Bali also emphasized that concerned Block In-charge should be authorized to intervene/supervise the shifting into/out of the Block by any resident/tenant so that parking and allied issues could be resolved there and then. The House appreciated these suggestions and resolved that all concerned members should adhere to these requirements to have a happy living environment in our residential complex.

9. Lt Col Surinder Singh, Mrs Narinder Pal Kaur, Col Rajinder Singh Executive Members resented that dog manace has spoiled the lifts too much and there is music system/looking glass in some of the lifts whereas others are wanting. The President apprised the House that these aspects shall be addressed in due course of time.

10. Benches Col Subhash C Joshi, Col Surinder Singh and Hav Ashok Bali suggested that 6-7 benches may be provided at different places along the walking plaza so that old/infirm persons could relax there as and when feel tired while strolling. The House unanimously approved this suggestion.

11. Number of Electricians Col Subhash C Joshi suggested that No. of electricians be reduced to two but Sh GC Bhatt Executive Member Electricity opined that then a helper may have to provided to electricians. Col Chauhan, President averred that let there be 3 electricians for the present as he would like to deploy them gainfully while re-vamping/setting right the fire-fighting system and thus House agreed to this proposal.

12. Pay hike As suggested by the President Col Chauhan, the House unanimously agreed to increase monthly salary of each of the 3 Gardners by Rs. 500/- wef 1st Aug 16 as it was long over due.

13. Rain-water Harvesting Col Chauhan, President suggested to block/raise the levels of entry points of the main park with a view to harvest the rainy water. But Sh Subhash C Pathania, Gen Secy opined though the idea is good but it is not feasible as a similar attempt was also made last time and had to be abandoned because such a system shall submerge the internal pathways causing deposits of mud & algae on cemented tiles besides brittle/damage them too. As the park area is slanting towards south-west, the water shall deposit on that small portion only thus it would not serve the desired purpose.

14. Railing/hedge beside E-13 Block Col Subhash C Joshi opined that open space behind E-13 & 14 blocks is being trespassed by parking vehs by certain residents and thus in rainy season mud expands to cemented open car parking area and even to the walking plaza. Some members suggested that whole of that area may be got cemented for paid parking but then Hav Ashok Bali and Col Rajinder Singh averred that owners of existing open parking spaces may object the approach to such paid parkings over/through their own holdings. As such it was unanimously resolved to raise green hedge horizontally along the end portion/ bordering the existing cemented open parking slots so that vehs may not over-reach to earthy area.

15. Damage to roads by Gas cylinders is a frequent phenomenon by the Gas Cylinder suppliers. Col VR Rampal informed the House that earlier car tyres were used to avoid damage to cemented space. The House therefore took a serious note of this problem and suggested that GC Suppliers must make use of tyres/trollies under the supervision of Security Guards and no direct throwing on ground from veh or rolling of GC on roads be allowed. Lt Col Surinder Singh suggested that internal shifting by tenants may be watched/supervised by the S/guards.

16. Passes for Property Dealers On a suggestion made by Hav Ashok Bali and Col Subhash C Joshi, the House resolved to issue entry passes to property dealers frequenting in our residential complex since they too extensively use lifts and other peripherals in the process of renting out flats.

17. Shifting of CSD to Ground Floor proposal by certain general members was not agreed to by the House after deliberating its merits and demerits.

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

 Sd/-x x x

File No. **2** SVRWS/GHS-79/MCM-2016-17 (Subhash C. Pathania)

Dated : 06th August 2016 General Secretary

 Sd/x x x

 (Col S K Chauhan, Retd)

 President – the Chairman