

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

MINUTES OF THE MANAGEMENT COMMITTEE MEETING : 04 FEB 2021

1. A meeting of the Management Committee was held on 04 Feb 2020. Nine members were present.

Agenda

2. Agenda points circulated in advance were as under:-
- (a) Update members on ongoing issues.
 - (b) Letting out of shop.
 - (c) Review of performance of security agency and consider alternatives to the same.
 - (d) Proposal for repair of lifts.
 - (e) Convening of AGM.
 - (f) Finalising of budget for FY 2021-2022.
 - (g) Status of Legal Cases.
 - (h) Emergent issues.

Proceedings

Agenda Point No.1 - Update on Ongoing Issues

3. Status of Payment of Society Charges. As a result of regular reminders by the MyGate App and establishment of contact with individual defaulters, society charges pertaining to only this half year, remain due for only four flats.

4. Savings from Installation of Solar Power Project. Till date an electricity amounting top Rs 2.28 lakhs has been produced by the Solar Power System. Additionally, a rebate of Rs 1/- per unit produced amounting to Rs 28,500/- has been given by UHBVN. Thus, the total saving effected so far is Rs 2.57 lakhs – that too in the monsoon and winter months. With summer approaching productivity will see quantum increase, indicating that the recovery of the investment, well earlier than the projected period, is likely.

5. Repair of Grit Wash and Water Shafts and Painting. Repair of fallen Grit Wash and repair/painting of water shafts and domes of buildings has been completed in E12 to E15 blocks. Work has commenced in U1 and U2 Blocks.

6. State of Electric Sub Stations. Electric Subs Stations have been breaking down with increasing frequency. This is primarily due to the aging equipment and non-maintenance as per stipulated schedules. The problem is compounded due to non-availability of spares since the installed equipment is no longer manufactured. Following the recently concluded AMC for Sub Stations, the equipment was examined over three days and a number of deficiencies have emerged, which are being addressed.

7. CCTV Cameras in Lifts. Reports had been received of dirtying of lifts in some blocks. As a trial measure, standalone CCTV Cameras had been installed in two lifts to identify defaulters.

State of Generators.

8. The Generators similarly need replacement of parts which are required to be replaced at regular intervals, but have not been replaced since installation of the assets. The same are being rectified.

9. Col Sudershan Bhardwaj pointed out that the NGT has laid down a policy on generators which are more than 15 years old, under which we might have to retire or overhaul the generators in the near future. OiC Electricity was requested to check the implications of the policy on the society.

Bursting of Fresh Water Pipes

10. The incidents of bursting of fresh water pipes in different blocks have increased over the last few weeks. Apart from causing damage to flats and the repairs which have to be undertaken by the individual flats, there is increasing expenditure by the society.

11. The possibility of stoppage of fresh water supply altogether was discussed, but pended for the time being, to enable further evaluation of the gravity of the problem.

12. Col Sudershan Bhardwaj opined that the bursting of water pipes might be aggravated due to higher pressure while pumping. OiC Water Supply was requested to examine this aspect.

13. OiC Water Supply requested that on occurrence of such an incident, the Block ICs should get involved to encourage the concerned residents to cooperate with the repairs, since the messages through the plumber did not have the desired effect.

Plantation of Perennial Variety of Plants on Corner Islands.

14. In order to beautify the corner islands, plantation of perennial variety of plants in corner islands has commenced. All Block ICs and plant lovers are requested to assist in watering these plants since it may not be possible for the limited gardening staff to look after the plants on a regular basis after the onset of summers.

Agenda Point No. 2 – Letting Out of New Shop

15. The General Secretary informed that pursuant to decision of the MCM on 04 Jan 2021, opinion of residents was sought through various media, as to which type of shop was required in the overall interest of residents, out of the three options for which bids had been made – Bakery Products, Boutique or Doctor's Clinic. He intimated that the overwhelming majority was in favour of the Doctors Clinic.

16. All present also favoured the establishment of Doctor's Clinic. The issue was put to vote and offering the shop for Doctor's Clinic was unanimously approved.

17. The following decisions were also taken unanimously: -

- (a) Since the Gym had fallen into disuse due to establishment of Outdoor Gym the equipment to be mothballed and the room to be let out for coaching classes.
- (b) The store room on the first floor of Office Complex to be modified and also to be hired out for Coaching Classes.
- (c) Renting of Recreation Room for holding private functions, which had been discontinued due to Covid, to be resumed.

Agenda Point No. 3 – Review of Performance of Security Agency

18. General Secretary reminded that the existing Security Agency had been given a grace period till 31 Jan 2021 to show improvement. However, the performance had continued to remain dismal and in fact even deteriorated.

19. OiC Security brought out that as a responsible society we must remain compliant with the legal requirements in terms of wages and other employer liabilities, even if it resulted in a higher cost. General Secretary pointed out that there would be no major financial increase over the previous financial year, since the increased cost would be offset by the reduction in guards which had been affected. This provision was unanimously accepted.

20. Thereafter, the issue of employing a new security agency out of those who had quoted for providing services as discussed. The option to take on the security arrangements by the society itself was discussed, after which the

issue was put to vote. Majority of the members opined services of the new agency which had quoted the most favorable rates be introduced.

Agenda Point No. 4 – Proposal for Repair of Lifts

21. The General Secretary informed that OiC Lifts had mooted a solution to overcome the problem of stoppage of lifts due to the vintage pattern buttons getting stuck when pressed. M/s VE Lifts had provided quotations for this. However, resource constraints did not permit a simultaneous across the board replacement of the buttons of all lifts. However, replacement of buttons of lifts where problems was recurring could be done on as required basis.

22. OiC Lifts concurred with proposal to detail a Board of Members to negotiate the rates quoted by the vendor and to identify the lifts which required immediate replacement of buttons. The proposal was unanimously adopted.

Agenda Point No. 5 – Convening of AGM

23. The General Secretary reminded that the AGM 2020 could not be held on schedule due to the Covid Pandemic. Furthermore, the Budget GBM had also become due. With removal of government restrictions on gatherings, as well as the improved Covid situation, it was desirable to convene an AGM at the earliest.

24. It was decided to convene the GBM on 19 Feb 2021, with Adjourned GBM on 20 Feb 2021, if required and Readjourned GBM on 21 Feb 2021.

25. The General Secretary reminded that the Accounts and Audit Reports for FY 2019-2020 had been approved by the previous Managing Committee. However, he welcomed any queries on these from the new members.

26. The General Secretary pointed out that the Auditor's Report had observed that an amount of Rs 3,56,722/- was carried on the books as recoverable from AWHO for many years. This was on account of the differences in perception between the society and AWHO regarding the residual amount to be paid to the Society out of the charges recovered from owners in the initial stages. This now formed a part of the ongoing case of the society against NCDRC.

27. It was unanimously decided to remove the entry from the Account Books.

Agenda Point No. 6 – Budget FY 2020-2021

28. The General Secretary pointed out that the revenues of the society had been adversely impacted due to the Covid pandemic. Furthermore, the expenses of the society had increased exponentially due to increased cost of water, diesel and inflation in general. Furthermore, the society had an

unprecedented liability of approx. Rs 8.50 lakhs on GST on services and Rs 2.10 lakhs on revenues, thus making an additional expenditure of Rs 10.60 lakhs.

29. The society had an expected revenue of Rs 1.66 crore, out of which Rs 1.06 crores was standing expenditure which could not be avoided. Thus, only Rs 60 lakhs remained for all other facets of functioning. This was proving to be grossly inadequate to meet the requirements of routine functioning and the emergent maintenance requirements necessitated by the vintage state of the infrastructure.

30. The proposed budget was discussed and approved for presentation before the AGM. It was noted that the provision for electricity bills had been reduced by Rs 4.00 lakhs due to the savings emanating from the electricity produced by the Solar Power System.

31. The financial status of the society vis a vis the pending projects and the likely future rehabilitation of assets was discussed and it was unanimously opined that the only option was to increase the existing rate of maintenance charges.

32. It was observed that the rates of maintenance charges had remained static for three years and were now considerably lower than all Societies in Sector 20, Panchkula as well as Vikram Vihar, Sector 27 and Harbhajan Vihar, Mohali. It was unanimously decided to recommend increase of maintenance Charges by 10% with effect from the forthcoming financial year as well as to institute an annual increase of 10% to be reviewed after five years.

33. It was also unanimously decided to split the rental received from shops into two parts, viz. Rental and Maintenance Charges, for ease of accounting.

34. The problem of reconciliation of online payments through various platforms, without details of depositor being available and the consequent wastage of time and effort to identify the payees, was discussed. It was decided that with effect from the next financial year, online payments would only be accepted through MyGate App, which immediately provides the member with a receipt and credits the payment into the member's account. Thus, payment modes acceptable would be either through Cheque or online thorough MyGate App.

Agenda Point No. 7 – Status of Legal Cases.

NCDRC Case

35. The General Secretary intimated that the next hearing in the case is scheduled for 09 Feb 2021.

36. The Sub Committee handling the case was requested to carry out video recording of the online hearing for information of the members, as also to immediately seek advice of the Society Counsel on the Affidavit from Capt B K Anand which had been introduced by AWHO into the case and was listed for discussion during the next hearing.

37. Lt Col Arvind Bali opined that another effort be attempted to reach a negotiated settlement with AWHO, based on where negotiations had been discontinued earlier. He suggested that the issue could be placed before the forthcoming AGM for review. The proposal was well received by members, but disagreed to by Lt Col Kulwant Singh and hence dropped.

Writ Petition by Society Against HUDA

38. The General Secretary informed that the CM in the Writ Petition against HUDA for noncompliance with the orders of the Hon'ble High Court, had been admitted during hearing on 25 Jan 2021 and listed for reply by HUDA on 05 March 2021.

Petition by Col S K Chauhan, (Retd) Against the Society

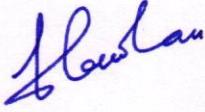
39. The General Secretary informed that a Notice had been received against the Society from State Register of Societies on 28 Jan 2021, on a Petition by Col S K Chauhan (Retd) and 16 Other members seeking setting aside of the elections held on 09 Aug 2020. A Hearing has been fixed for 10 Feb 2021 where the President and General Secretary were required to represent the Society.

40. However, an anomaly which was observed in the Notice was that the present Managing Committee had not been part of the election process. The role of the last Managing Committee had been restricted to appointing Returning Officers and Independent Member, after which the entire electoral process had been conducted by the latter. Hence, it was necessary to incorporate the Returning Officers in the formulation of any response.

41. It was decided that the Petition be placed before the forthcoming General Body Meeting to decide the future course of action, after giving all the signatories an opportunity to individually express their views.

Date : 05 Feb 2021


(Col R S Rathee, Retd)
President


(Brig D K Mohan, Retd)
Gen Secy