

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

**MINUTES OF THE MANAGEMENT COMMITTEE MEETING:**

**04 OCT 2023**

1. A meeting of the Management Committee was held on 04 Oct 2023. Eight members were present.
2. Record of discussion is enumerated below.

**Agenda**

- (a) Perusal of Auditor's report and Balance Sheet for the year 2022-23.
- (b) Change in authorization to sign all documents pertaining to case being filed against HUDA/HSVP regarding land enhancement from Col R S Rathee (Retd) to Brig Parvinder Singh, present President of the Society.
- (c) Updates and progress points.

**Points By The President**

3. Brig Parvinder Singh President welcomed all the members present. He informed the members that now that Audit Report has been received from the CA, we have planned AGM for the year on 22 Oct 23(Sunday). In case the quorum is not complete, the AGM will be Adjourned & Re-adjourned for 26 Oct 23 and 29 Oct 23, respectively. All members agreed to the proposed dates.
4. He emphasized that this is the first AGM of our new team; our effort should be to discuss all the points raised by the members and keep communication open with all residents.
5. He mentioned that residents by and large desire a number of improvements to be brought about, which is a good thing. However, for optimum results, financial resources need to be supplemented. In this an enhancement in Society Maintenance Charges is need of the hour, especially keeping in view the vintage of our installations, such as, the electrical, firefighting, lifts, generator sets etc. Moreover, even for the routine improvements in cleanliness, maintenance and security, we have to ensure an increased availability of funds. We need to

impress upon the resident to contribute more by way Society Maintenance Charges, which currently are miniscule in comparison to other Societies in the neighborhood.

5. He complimented the members for putting in a commendable effort to accomplish a lot in the last 1 ½ months towards general cleanliness of Society. Common areas, especially the roof tops, repairs & refilling of Fire Fighting equipment, maintenance & painting of Sub Stations etc have been in focus. He also observed that one of our big challenges is the unauthorized storage of personal luggage in stilt areas. This is a serious fire hazard and a big eye sore. Pilferage, thefts, damage and careless handling of equipment is another area that we need to focus on.

6. One more major area of concern is the lack of civic sense and tendency of littering. Children routinely throw wrappers, empty bottles, tetra packs etc. all over the society rather than putting them in garbage bins. He stressed that we must sensitize the environment so that the residents are receptive and contribute constructively to make society a better place to live.

#### **Resolution**

6. Members were informed that in MCM dated 06 Jun 23 it was decided that Society has to file a case against HUDA/HSVP challenging 3<sup>rd</sup> LEC demand by HUDA. For this it was resolved to now authorize Brig Parvinder Singh, President to engage counsel and sign on all documents pertaining to petition and attending the court.

#### **Points by Members**

7. Members were handed over copy of Audit Report and asked to scrutinize the same and offer their comments/ views. It was informed that during next two days they can come and discuss/seek any clarification, if required.

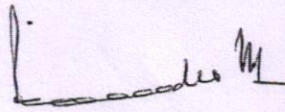
8. Col H S Ahuja impressed on members that they must be all approachable to the residents seeking repair & maintenance of facilities of society. All, members must listen to the complaints of members even if these were outside their purview/charter of duty and help convey these requests to the right quarters thereby facilitating their prompt resolution.

9. Col Sameer Bhatia brought out that during renovation of flats, damage is often caused to central facilities due to carelessness/negligence of various contractors/labor. Therefore, to counter this we must institute a procedure of keeping security deposits from the

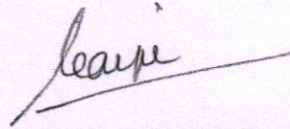
owner/contractors to check damages. This would also facilitate clearance of debris/ leftovers at the point of work often experienced. The point was accepted for further consideration and implementation. Such, deposits could also be instituted for owners/tenants, when they move their luggage in/out of society to minimize damages.

10. Er. A S Negi brought out that some resident who are allotted OCP behind blocks E12 to E14 are overstretching their parking and encroaching onto green lawns, while parking their vehicles. It was informed that a due notice of this has been taken and action will be initiated soon to check this.

Date: 08 Oct 2023



(Brig Parvinder Singh, Retd)  
President



(Col H S Ahuja, Retd)  
General Secretary