



Kendriya Vihar-II Apartments Owners' Association
Community Center, Kendriya Vihar, Plot No.3, Sector-82, NOIDA-210304 (U.P.)

Ph-0120-6578860

No.

Dated: .9.2007

11nd Meeting Notice

A meeting of Executive committee is scheduled on 07-10.2007 at 11:00 AM in library room in CC-I to discuss the following agenda :-

- 1) Confirmation of minutes of previous meeting.
- 2) Vetting of expenditure of previous month i.e. September 2007.
- 3) Issue of rise of subscription amount for various category.
- 4) Issue of 30% concession for booking of community center for DURGA PUJA.
- 5) Auction of shop at CC-II.
- 6) Guidelines for booking of community center
- 7) Any other items with the permission of chair.

All Members are requested to kindly attend the meeting as scheduled above.

(N.K. Manglik)
Secretary , AOA

Copy to all EC Members



Kendriya Vihar-II Apartments Owners' Association
Community Center, Kendriya Vihar, Plot No.3, Sector-82, NOIDA-210304 (U.P.)
Regn. No. 73/2005-06

No.

Dated : 12-10-2007

**MINUTES OF THE IIND MEETING OF EXECUTIVE COMMITTEE
OF KV-II AOA HELD ON 06/10/07 AT CC-I**

Sh. N. K. Manglik, Secretary AOA invited all the executive members to be present for the IInd meeting on 06/10/07 at 07:00 PM to discuss the agenda as separately circulated. The list of participants is attached herewith. S/Shri B. K. Mishra and Sunjeev Gupta were granted leave of absence.

At the outset, Sh. Om Prakash Parmar, President welcomed all the Executive Members and requested Secretary, AOA to take up the agenda.

1. **Confirmation of minutes of previous meeting** : E C confirmed the minutes of 1st Meeting held on 11-09-2007.

1. **Vetting of expenditure of previous month i.e. September 2007:**

Sh Joginder Singh, Treasurer presented the Account of Revenue and Expenditure for the month of September,2007 before the Executive Committee. Some Members were of the opinion that the details of the major expenditure done should be attached as Annexures and Cash Book entry should be initialed with closing and opening balance details in every month. The Secretary and Treasurer agreed that from next month onward this practice shall be followed in consultation with Chartered Accountant. Also, some members wanted to know the measures taken to increase the revenue and reducing the expenditure. EC was informed that pending increase of monthly subscription of Membership fee as recommended by previous EC and the Sh. M. Jha Sub- Committee appointed by GBM in its meeting on 26-11-2006 in this regard following measures have already been taken to increase the revenue and reduce the expenditure as detailed below:

- i) Shifting In / Shifting Out charges have been increased from Rs.300/- to Rs.600/- w.e.f. 15th Sept,2007 for Tenants in addition to introduction of two forms A & B as per Bye-Laws 19.
- ii) Entry Pass rates for Service Providers have been increased to Rs50/- and for vehicles upto Rs20/-..
- iii) Notices to defaulter members are being issued for recovering the arrear of Rs17Lakh.

- iv) It was informed by Sh K.K. Rao, Electrical Incharge that presently a penalty to the tune of Rs22000/- is being paid by AOA to UPPCL on account of low power factor. AOA can save up to Rs50000/- on account of penalty as well as saving on electricity charges (atleast 10%) if defects of panels are rectified. Though this is the responsibility of UPPCL to maintain Sub-Stations as per AOA views but the case is under dispute with UPPCL and it will take time to clear that who will maintain these Sub-Stations. Members were of the views that this time we may repair the power factor panels which shall result in considerable saving. Accordingly, the Electrical Incharge, Sh Rao was asked to take up necessary measures to repair the same.

After above deliberations, accounts for the month of Sept,2007 were passed by EC.

2. Booking of Community Center for DURGA PUJA:

The issue of Booking of Community Center along with adjoining lawn and 30% concession on booking amount was put up to EC for decision. The following deliberations/decisions were taken in the meeting:-

- i) EC has no objection in granting the 30% concession on rates as per the past practice.
- ii) EC has no objection for booking of Community Center-I for this purpose.
- iii) Some Members like Sh Bhandari, Sh Nagendra and Sh Rawat raised objections for allotment of the CC-I adjoining park. The main objections raised by Sh Bhandari was that it will create disturbance to the adjoining residents, spoiling of park and set the precedence to other communities. Also it will create the security threat to complex. Some members were of the view that park adjoining to CC-II may be allotted for the purpose. But, Sh. Choudhary was of the view that when main function is taking place in CC-I then there is no use of allotting the park adjoining the CC-II. He also opined that in his community there is a tradition that when they started the Puja at one place then they have to continue it at same place for at least three years and therefore he insisted that same park may be allotted to Durga Puja Sammittee. He pointed out that same problem of disturbance comes for the adjoining residents of CC-II also. With regard to security, disturbance and maintainence problem Majority opined that we may impose certain restriction while issuing the allotment letter. Some members were of the view that two parks may be earmarked for this purpose adjoining to both the community center. After detailed discussions, it was decided to allot the CC-I adjoining park to Puja Sammittee with charges as per

previous year and certain restrictions regarding timing of function, provision of separate security guards, maintenance charges if any damage to lawn etc as detailed below:

- a) Charges for park shall be Rs1000/- with electricity and Rs500/- without electricity per day.
- b) If any damages caused to the park during the booking period, the same shall be born by the Samiti as decided by AOA.
- c) Necessary Security arrangement should be provided by the Samiti to the satisfaction of AOA.
- d) The charges for booking shall be as per previous year.

Also it was decided that a proposal for making guidelines for booking of Community Center and Parks in details shall be taken up in next EC meeting. The Secretary has already circulated a note in this regard.

3. Guidelines for Duties of Electrician:

The Electrical Incharge, Sh Rao has circulated a note regarding duties to be performed by Electrician before EC. The Committee agrees to that proposal with slight modification regarding change of Choke, Starter of Tubelight and capacitor of fans. The final duties to be performed by Electrician are attached as Annex-1.

4. Deployment/Extention of Security:

The Security Department Head, Sh B. L. Singh informed the EC that the present security agreement is going to lapse on 10th Oct,2007 and it need to be reviewed that whether we go for new security or give extension to present security. The EC was of the opinion that at this juncture the extension for three months may be given but Security Agency may be asked to follow the terms and conditions of the agreement with respect to eligibility of guards and also no change of Supervisors should be allowed. Also, EC were of the view that in the meantime security should be thoroughly reviewed keeping in view some complaints of theft etc. and if need be the process of changing the security agency should be started.

6. Issue of Penalty on Subscription:

The Secretary, AOA has circulated a note regarding the present practice of imposing the penalty on late payment of Subscription. The Secretary informed through illustrated examples as detailed below that presently AOA is charging erroneous penalty for the month in which members are paying the payment even before grace period of 15 days. This anomaly should be immediately rectified to avoid unnecessary confrontation with members.

Example:As per the present practice, e.g. if a member has not paid the subscription from Jan,07 to March,07 and comes for the payment in April,07 within the grace period of 15 days. the following penalties are being imposed on the late payment of the subscription amount:

	Late fee for Jan	Late fee for Feb	Late fee for March
Jan,07	10	-	-
Feb,07	10	10	-
March,07	10	10	10
April,07	10	10	10
Total	40	30	20

Total Penalty = Rs.90/-

From the above, it can be seen that member has to pay the penalty for the month of April also for the subscription of Jan, Feb & March, which seems very irrational and need to be rectified to avoid unnecessary financial hardship to the Members. There are some cases where the Members have to pay penalty ranging between 40% to 50%. Therefore, it is proposed to apply the penalty as detailed below:

	Late fee for Jan	Late fee for Feb	Late fee for March
Jan,07	10	-	-
Feb,07	10	10	-
March,07	10	10	10
April,07	-	-	-
Total	30	20	10

Total Penalty = Rs.60/-

EC agreed to remove this anomaly with immediate effect.

One more alternative proposal was put up before EC in above matter that in some case penalty comes out to be between 40-50% and we may reduce the penalty to 15-18% in lines with CGEWHO. But, EC rejected this proposal.

7. Issue of Kendriya Bhandar:

Some members raised the issue of Kendriya Bhandar that it is not paying any rent to the AOA and also keep sub standard items. Also, residents are not much benefited by price of items it keep. Therefore, some members were of the opinion that it should be closed or may be asked to pay rent. The Secretary informed that previous AOA has allotted the rent free accommodation to Kendriya Bhandar for three years and he has to see the other terms and conditions thoroughly before taking any decision on this matter. Besides, Secretary informed that Kendriya Bhandar has occupied one store in the basement of CC-I without any allotment and they have already been asked to vacate the same and that store has been locked by him for the time being.

8. The issue of subletting of shops allotted by AOA was also raised by some Members. In this matter EC decided that notices may be issued to such allottees.

9. The issue of Internal Auditing as per decision of IInd GBM dated 26-11-2006 was also raised by some Members. Secretary informed that a committee was formed in the GBM for Internal Audit but due to a decision of same GBM one defaulter

Member Sh D. Sargunam stands disqualified and we have to replace him. EC decided that Sh Joginder Singh may replace him and Internal Audit may be carried out w.e.f. April,2006. A letter to this effect may be issued by Secretary in this regard.

10. Some Members raised the issue of Dog problem in the complex. The Incharge of the sub-committee formed on this matter Sh Shukanta Gupta informed that he had contacted the Noida Authority for catching the Dogs but Noida Authority informed that now-a-days they do not catch the dogs and do only sterilization work. The secretary informed that he had already taken measures to plug the holes in the boundary wall and once all the holes are plugged, they will try to drive them out.

11. Some members wanted to know the status of various departments regarding stock position, inventories etc. The secretary informed that till now he has not got the full charge from his predecessor and only some files that contain loose papers not properly numbered have been handed over to him. EC decided that a letter may be issued to Ex- Secretary/Ex-President in this regard. The Secretary also informed the Committee that till now no agreement was done with Electrical Shop located in CC-II although it is running since Feb,2007 and now he is finalizing the agreement to be made with Electrical Shop. Also, Secretary informed the EC that he is now preparing the fresh status report and same shall be circulated to all EC members very soon.

12. The Secretary also informed EC that as per discussion with Project Manager, CGEWHO he is going to form a Committee for Taking over of Phase-V comprising of Members of Phase-V.

13. The Secretary informed EC that he has received a Cheque of Rs50 Lakh from CGEWHO on account of Corpus Fund of Phase-V. He also informed that as per discussion with Project Manager, CGEWHO installation work of Location Map of Complex will be started very soon on all the three gates for which an order has already been placed.

14. The Secretary informed EC that he has received an offer from Mother Dairy F& V unit for opening of SAFAL shop in the vacant shop at CC-II on rental basis @ monthly rent of Rs.7000/- plus Rs500/- as maintenance charges in

addition to electricity and other charges as applicable. EC decided to go ahead with this proposal.

15. The Secretary informed EC that President/Vice President/Secretary and some members met the DGM BSNL regarding overhanging telephone wires and new connection in Phase-V. The DGM BSNL assured that this problem will be sorted out very soon and detailed survey for this shall be done in next week.

16. The Secretary put up a letter of one Member Sh D. Sargunam before EC in which he stated that he has already been penalized by way of removing his name from voter list and Internal Audit Committee, so he may not be charged penalty on the subscription. But, EC refused to accept this argument and decided that he has to pay the penalty on the late payment of subscription as per rule and once he will clear all his dues his name may be considered for inclusion in voter list.

Thereafter, meeting ended with vote of thanks to the chair.

(N.K. Manglik)
Secretary, AOA,
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9868207648

copy to

1. All executive members.