

Minutes of MC meeting on 8th June, 2008

MC members present: President TAOA, Mandayam Srivas, Divya Gopi, S.Ramachandra, Pooja Jain, Beena Manivannan, Sabari Jayanthan, Shobha Krishnan.

Following issues were discussed:

Resolutions taken:

- It was resolved to provide insurance cover for the three employees on TAOA's roll.
- In recognition of the honour conferred upon Mrs. Manorama Hitesh, (resident L 404) who just received the Rastriya Vidya Saraswati Puraskar TAOA would send a bouquet.
- The proposed dates for the AGM are 23rd July 2008 and 3rd Aug, 2008.
- Water management:
In view of the complexity and time consuming nature of this task Beena Manivannan would assist S.Ramachandra in the administrative tasks related to water management.
- A-Block RO plant membranes would be changed on an emergency basis (S.Ram has already sent an email in this regard).
- On the recommendation of Mr. Raghunandan S.Ram suggested that employing one more plumber (as soon as possible) to man the general shift at least for a few months may be necessary. This would enable the existing ones to take weekly offs and hopefully minimise human errors due to fatigue.
- Whether this extra plumber would be come in on a reliever basis (in which case CBRE would be required to bear the cost) or as an additional employee (in which case it would amount to an increase in running expenses) was to be decided after meeting with CBRE.
- In the mean time the task of refurbishing ageing infrastructure would go on as per plan (Mr. Raghunandan has already provided an analysis) and a decision would be taken a few months down the line whether the additional plumber was required permanently.

Security:

- The incidents of the M-Block gate being left unmanned during early hours on more than one occasion would be documented and taken up with CBRE.
- In view of the fact that Srividya had expressed extreme dissatisfaction over performance of the security personnel a meeting with CBRE to discuss security issues was necessary. (action Srividya, Srivas, Ranga)
- A 5 foot wall would be constructed between the temple and A-Block as that area was definitely a security risk. (action Beena)
- There was a suggestion that security cameras be installed at crucial points, the matter needs further discussion.
- Need to have some control over the vendors entering the premises was expressed, this would also be discussed during the meeting with CBRE.
- Photo IDs for the drivers was to be followed up on an urgent basis.

Swimming pool:

- It was decided to replace the current swimming pool attendant in view of the fact that his work was not up to the mark and that he was absent frequently. (Sabari has already sent an email).
- It maybe necessary to employ someone on a daily payment basis in the meantime to clean the pool.
- The swimming pool bath room and shower would be given a facelift. As this may take a while the flush in the toilet would be repaired immediately.

CBRE:

- The contract with CBRE was to be finalized as quickly as possible. (action Srivas, Ranga).
- TAOA would insist on a penalty clause with the SLA.

- The general view was that CBRE's performance was largely OK on the house keeping and gardening fronts but definitely needed to be improved with regards to water management and security.

Other issues:

- The earlier suggestion of installing the old pavilion lights in the gym would be studied
- As per Beena's suggestion feasibility of the fans in the pavilion being moved to the corners and the light to the center would be studied.
- Srivas's suggestion that MC members should have some fun outings would be seriously considered.