

Minutes of MC meeting of 22nd June, 2008

MC members present: M.Srivas, Divya Gopi, S.Ram, Sabari Jayanthan, Pooja Jain, Shobha Krishnan

Matters discussed:

Swimming Pool renovation:

- All MC members were in agreement that one of the main selling points of The Atrium is the pool, so it is important that this asset should be maintained
- The MC scrutinized the 3 quotes received (namely from Green Care, Green Planet and Watertek) for swimming pool renovation work.
- The debate was whether to do only the repair work necessary to get the pool functioning (i.e. changing the filter media and civil work involving acid was, replacing chipped tiles and grouting) or whether to refurbish the entire system (which would entail changing the pumps and possibly the piping inside the filtration room only in addition to all the above mentioned work).
- The first option would perhaps keep the pool trouble free for another year or so whereas the second one would be more long lasting.
- Currently expenditure to the tune of Rs.20-30K was being incurred to maintain the existing pumps which are old and inefficient and could give way any time. Replacing them would result in savings in maintenance and electricity costs.
- The danger of changing only the filter media and getting the pool running was that if the pumps did not function properly the problem would recur necessitating draining the pool again.
- Replacing pumps would possibly require collecting additional capex.
- Considering all the above the MC decided that it would be wise to wait for more quotes and also to scrutinize the available funds.
- Regarding replacing the under water pool lights the final decision would depend on the quote and the competence of the vendor.

Water capex:

- It was decided that the approved amount of capex for water assets expenditure should be collected by the end of June.

CBRE Contract:

- The Secretary would send an email to inform the MC about the meeting with CBRE on 12th June, 2008. (has been done).