

Minutes of emergency MC meeting of 16/12/07

Committee members present: President TAOA, M.Srivas, Vijay Sambrani, Pooja Jain, Beena Manivannan, Divya Gopi, Shrividya Sudhakaran, Jayashree Mahesh, Shobha Krishnan.

Issues discussed:

Monthly meeting It was decided that the MC would meet on the first Sunday of every month at 3.00pm to ensure regularity of committee meetings.

Performance of and payment to EVT It was strongly felt by all those present that EVT was regularly falling short of its commitments in terms of number of workers and quality of service. Hence there was an urgent need to look at other service providers. Till such time payment to EVT would be as follows:

Fixed component would be paid as agreed;

Variable component would be linked to performance matrix. In the event of shortage of staff provided by EVT private hands to be employed to make up numbers and their salary to be deducted from payment to EVT. (Beena, Divya and Srividya to tabulate attendance for their portfolios and keep detailed record of infractions and inform EVT beginning of each month.)

Infractions These incidences would be promptly recorded in the complaints register and EVT informed. At the beginning of each month these would be collated and sent to EVT for their info.

Search for other service providers Three options would be explored.

- 1) Go with Hicare after hearing their presentation.
- 2) Go with Relyon after hearing their presentation.
- 3) Explore the feasibility of outsourcing tasks individually. (Vijay to get quotations.)
- 4) Continue with EVT (last case scenario) in which case performance matrix would incorporate both numbers and quality of service.

Minutes of MC meetings The MC was not obliged to circulate minutes of each meeting to all residents. However each month a notice highlighting main issues and payments over Rs.10000 would be sent to residents for their information. (Shobha to make summary of such payments so far.)

Review of budget versus actuals Regarding revenue expenditure the actual expenditure incurred for each portfolio so far would be compared with the amount

budgeted to decide whether the budget needed to be amended. (resp individual portfolio members)

Regarding capex a detailed review would be done under each head to decide the potential amount required to be raised.