

Minutes of MC meeting held on 5th Jan, 2008

Members present: President TAOA, M.Srivas, Vijay Sambrani, Beena Manivannan, Srividya Sudhakaranr, Pooja Jain, Shabari Jayanthan, Shobha Krishnan.

Issues discussed:

Pending payment to EVT for the months Nov and Dec:

The MC decided to withhold the penalty amounts related to the following lapses.

Gardening tasks incomplete (eg cleaning of OSR land) due to continuous shortage of staff.

Security alert in C block not attended to promptly enough due to shortage of security personnel.

ID Cards:

The MC debated on the type of ID cards to be issued to household helpers and drivers.

Since each type had its own merits the following was decided.

Each resident would be issued two laminated cards, one marked 'Maid' and the other 'Driver'.

The cards would not be a photo ID but would have the flat number and the resident's name and signature. This would eliminate the problem of making a new card each time the help changed.

A resident could avail of more than one 'Maid' ID card upon written request to the MC.

It would be the resident's responsibility to retrieve the existing cards from their help.

In case of change of maid/driver the onus would be on the resident to collect the cards from them.

Visitor's vehicles would be issued an ID card which would be collected back from the gate upon exit.

The MC discussed issuing ID cards of different colors for the gardening and housekeeping staff for security purposes and also to prevent gardening staff from being made to fill in for absenteeism among housekeeping staff. Matter yet to be decided.

Driver discipline:

It was observed that drivers continued to play cards in the basement after hours and also littered floor and soiled walls of basement. To check this it was decided that anyone who noticed such incidences would notify the security immediately. The security in turn would inform the resident if the drivers refused to disperse. It was up to the residents to reprimand the erring drivers.

Upon renewal of contract with EVT or signing contract with new FM one extra security personnel would be requested to patrol basement at regular intervals.

Change of FM:

An SGM would be called for to decide on the new FM as the contract with EVT was expiring shortly. (letter already sent to residents).

Regarding deciding on a new FM it was agreed that the following parties would be requested to make presentations.

Hicare

Relyon

UDS

Lancor

The MC would come up with a few criteria to which these firms would be required to respond to in order to evaluate them.

Till such time as the new FM took over the services of EVT would continue.

SGM:

An SGM would be called for on 27th Jan with the following agenda.

Change of FM

Increase in monthly maintenance charges

Capex

Increase of corpus

Charging development fees on change of ownership

(Letter already sent to residents)

Monthly report:

A report would be sent to residents briefing them on key issues for the months Nov and Dec and actions taken by the MC.

(each MC member to provide a brief with respect to their portfolio)

Sports complex attendants:

The current arrangement of one attendant being provided by the FM and the other by the swimming pool attendant was not satisfactory. With the new contract both would be provided by the FM.