

The Atrium Owners Association

(Registered with the Registrar of Societies, Chennai, Registration # 144/1999)

Minutes of the meeting of the Managing Committee

Date of Meeting:	October 10, 2010	Venue:	The Pavilion
Start Time:	11:00 A M	End Time:	01:00 P M
Date of Issue:	October 30, 2010	Meeting No:	2 of 2010 - 11
Members Present:	Mr. R. Srinivasan, President Mr. Gopal Wadhvani, Vice President Mr. S Krishnan, Treasurer Mr. Madhu Mathan, Committee Member Ms. Radhika Srinivasan, Committee Member Ms.. Jaya Unnikrishnan, Committee Member Ms. Joanne Saldana, Committee Member		
Leave of Absence:	Mr. H A Sayeed, Secretary, Mr. V Narayanan, Committee Member, Ms. Vinitha Sivas, Committee Member, Ms. Srilatha Menon, Committee Member		

The President called the meeting to order.

1. The minutes of the last MC meeting held on the 19th of September 2010 were confirmed.

2. Action taken report-

2.1. Purchase of the new computer for the TAOA office as per Capex approved has been procured and installed at a total cost of Rs. 37000/.

2.2. The order for new Pavilion furniture has been finalized and nominal advance paid.

2.3 Fresh negotiations have been held by Mr. Krishnan for the CCTV equipment. The earlier quote was examined by Mr Venkatesh of K103 and his opinion was that the equipment is outdated. Hence fresh quotes have been obtained .These are about Rs 3-4 lakhs higher than the sanctioned amount. The MC decided that we will ultimately obtain approval from residents to debit the amount to the Capex surplus account.

3. Issue between flats C 202 and C302 regarding leakage into C202. While it is not a matter for the MC to intervene it was decided that Mr. Sreenivasan and Mr. Gopal will try to conciliate between the two owners.

4. The MC decided to do a detailed study as regards the complaint of G302 regarding low water pressure as also other complaints on insufficient water supply. Mr. Naryan will examine the running and operation of the borewells as also the metro water supply along with Mr. Sayeed.

With two water connections from Metro Water there should be no supply problems.

5. **Fencing:-** The MC approved the project of increasing the height of the fencing on the roadside portion of M& N Blocks subject to getting an even lower quote than the Rs 61000/ received and also subject to availability of funds. This is the only portion where fence height is very low.

6. **Lifts :-** After examining both quotes received the MC approved installation of Crompton Greaves Emergency lights in all the 16 lifts .President will follow up. This is an essential safety requirement and it is not part of Kone's agreement to maintain them

7. **Termite Treatment.** Due to concerns of possible water treatment arising out of the termite treatment it was decided to check with other apartments as regards the vendors workmanship .

Radhika to follow up and check if the treatment could be done in a phased manner.

8. Security Issues

8.1 The MC confirmed the overnight parking charge levied on Mr. Muruli Vishwanathan as completely justified as his household had been informed and had accepted the charges.

8.2 H-Block drivers nuisance- It was decided that a team comprising the President ,Vice president and Mr.Mathan along with Vijayan will speak to the drivers stressing the need for cleanliness and correct behavior. If matters don't improve the carrom board will be confiscated and other measures taken.

8.3 The pavilion to be kept locked at night to prevent housekeeping staff sleeping on the sofas.

8.4 It was decided to lock all terrace doors at 9.30 pm or need be earlier to prevent misuse of the terraces. A notice will be pasted on the terrace doors.

9. Other matters:-

9.1 Mrs Joanne has planned a children's Halloween party on 30th Oct.

The children's bazaar which was a great success last year will be held on the 14th Nov.

9.2 The MC refused to accept the request of B-202 tenant that his maid be allowed to use the sports facilities. A reply to be sent by the secretary.

9.3 MC approved repairs to the Pergola. Radhika to get quotes and award the contract.

9.4 MC approved replacement of the common bathroom doors. Krithika to follow up.

9.4 Letter boxes to have flat no's painted on them where not done.

9.5 Dustbins to be purchased and placed all over park and garden to discourage littering.

9.6 **Garbage segregation project:-** Radhika briefed the MC on the subject. Twenty five resident have already volunteered to participate. Radhika herself will undergo training on garbage segregation after which three more volunteers will be trained in house. This will involve a nominal cost to be borne by TAOA.

With no other points to be discussed the President called the meeting to a close.

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