

The Atrium Owners Association

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

Minutes of the meeting of the Managing Committee

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| Date of Meeting: | November 14, 2010 | Venue: | The Pavilion |
| Start Time: | 11:00 A M | End Time: | 01:00 P M |
| Date of Issue: | December, 2010 | Meeting No: | 3 of 2010 - 11 |
| Members Present: | Mr. R. Srinivasan, President Mr. H A Sayeed, Secretary Mr. S Krishnan, Treasurer Mr. V Narayanan, Committee Member Ms.. Jaya Unnikrishnan, Committee Member Ms. Joanne Saldana, Committee Member Ms. Vinitha Sivdas, Committee Member Ms. Srilatha Menon, Committee Member Ms Krithika Karthik, Committee Member | | |
| Leave of Absence: | Mr. Madhu Mathan, Committee Member, Ms. Radhika Srinivasan, Committee Member | | |

The President called the meeting to order.

Before proceeding with the Agenda President informed the MC that Mr. Gopal Wadhwani had conveyed his decision to resign from the committee in view of his recent tragic bereavement. The committee regretfully accepted Mr. Gopal's resignation and expressed its immense grief and shock at the sudden and untimely passing away of Mrs Santosh Wadhwani. It was resolved that the President will send a letter to Mr. Gopal.

1. Minutes of the meeting held in October 2010. The secretary wished to express his opinion on point 8.2 of the minutes. He felt that it would be neither desirable nor appropriate for the MC members to talk to the drivers on discipline, rules etc as this is the responsibility of the drivers employers and the MC should deal only with the residents. MC will step in with necessary action if there is a breach of discipline by drivers/domestics. Hence it was agreed the MC will not deal with the drivers directly but write/speak to the concerned residents employing the driver.
With this modification the Minutes of the meeting of October were confirmed.
2. Action taken report:-

2.1 Secretary reported completion of the raised fencing in M and N block. Certain improvements required have been implemented by the contractor. The committee approved the expenditure of Rs. 49000/- incurred on the same.

2.2 Termite treatment in the foundation was deferred awaiting the inspection of the seepage expert.

The seepage expert visited the building and advised against any drilling of the foundations for termite treatment. He has advised termite treatment at the ground /concrete slab level. We propose to call the termite treatment contractors to discuss the planned treatment in light of the experts view.

Mr.Soundarajan the seepage specialist has also made some suggestions to control the extent of seepage from garden and drainage pipes.

3. Treasurers report : Capex collections on target with the usual delays from a few apartments. By end Dec. we will have the funds to complete the approved Capex Projects.

4. Water problem of G block and borewell issues. The MC agreed that two borewell 3HP pumps be purchased and that four borewells be serviced. We need to ensure that the borewells are always in a state of readiness. Necessary repairs to be undertaken and expenses to be put up at the next MC for approval. The two old borewell pumps to be reconditioned are kept as spares.

5. Issues of elevators :- Messrs Kone have prepared a comprehensive report on each individual lift in the complex. They have mainly recommended replacement of the wooden outer doors with metal doors which would result in major improvement in operation.

However no Capex plan was put up on the lifts in the last AGM since more study was required. It was decided that a subcommittee would be formed and an early meeting held with Messrs Kone to understand all the issues and recommend necessary action.

6. Progress of Capex projects.

6.1.Childrens Playground.The equipment has been ordered. After installation the area will be cleared of stones etc. sand filling undertaken and only then opened for use. Target date is end December.

6.2 Steam room .A number of parties have quoted for the same . A committee comprised of President,secretary and Mr.Narayanan will evaluate the vendors and their bids and finalize so as to complete installation by end December 2010.

6.3 CCTV PROJECT :-Our advisor on this major project is Mr. Venkatesh of Atrium L Block. We are grateful for the time he has spent with us on the subject. It was decided that all the vendors

will be called to make their presentations and a final meeting will be held with the shortlisted parties to finalize. The panel comprises Mr. Krishnan spearheading the activities with secretary and Mr. Venkatesh who will evaluate the bids technically..We expect to finalize the vendor and sign the contract by end December 2010.

7.Other issues.

7.1. To ask Madhu Mathen to examine installing a sign in sign out system for all Maids drivers and other domestics.

7.2 to implement a code of conduct for the drivers with penalties for misuse of driveways, driving on the wrong side etc.

With no other issue to be discussed the President concluded the meeting.

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