

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:	December 26 th , 2010	Venue:	The Pavilion
Start Time:	11:00 A M	End Time:	01:00 P M
Date of Issue:	January, 2011	Meeting No:	4 of 2010 - 11
Members Present:	Mr. R. Srinivasan, President Mr. H A Sayeed, Secretary Mr. S Krishnan, Treasurer Mr. V Narayanan, Committee Member		
Leave of Absence:	Mr. Madhu Mathan, Committee Member, Ms.. Jaya Unnikrishnan, Committee Member, Ms. Vinitha Sivdas, Committee Member, Ms. Srilatha Menon, Committee Member, Ms Krithika Karthik, Committee Member, Ms. Joanne Saldana, Committee Member, Mr. T.V. Sundaram		

All other committee members who are on vacation are granted leave of absence.

The President Mr. Sreenivasan chaired the meeting and called proceedings to order.

1. Confirmation of the minutes of the previous meeting. Same were confirmed.
2. Action taken report:-
 - 2.1. Bore well refurbishing and installation of new 3-phase pumps. With a view to have a properly balanced water supply and avoid pressure drops in certain blocks the following work/purchases had to be undertaken.
Purchase of new 3 phase pumps in place of the old single phase pumps. Installation involved new panels and wiring. The total cost amounted to Rs. 77113.00/-.
 - 2.2. Flushing of four bore wells to improve yield and related services Rs. 43123.00/-.
 - 2.3. Treasurer was of the opinion that this expense totaling rs 120,236 though justified given the necessity would have to be put for approval at the next AGM in adherence to bye-laws. This was accepted by the MC.
3. Capex projects- status report
 - 3.1. Except for the fire safety systems project all others are in an advanced state of vendor finalization/completion.
 - 3.2. Office computer purchased and completed.
 - 3.3. New sofa sets for pavilion have been ordered and are expected any moment.
 - 3.4. The childrens' playground behind M block is nearing completion with all equipments installed. Only sand filling pending.
 - 3.5. Termite treatment to begin after a final meeting with vendor.

- 3.6. Steam Room Vendor finalized after analysis and discussion with a number of vendors. The MC authorized the secretary to release order on Shri VINAYAK ENTERPRISES for a value of Rs 45,000.00 with 30% advance.
- 3.7. Our largest project the CCTV system has now reached the stage where two vendors have been selected and both will install a live system to be reviewed by **all residents** for feedback. The final selection of the vendor will then take place by the third week of January. Payment and AMC terms have been finalized with maximum benefit to TAOA.
4. Other important maintenance and repair issues.
 - 4.1. Repair work in M-block terrace. The same was surveyed by both secretary and President. An amount of Rs. 17000/- towards various repairs /replacement of pipelines valves was approved by MC.
 - 4.2. The water proofing work of M block terrace to be reviewed again and actual work to be carried out in March/April 2011 to reduce pressure on cash flows.
 - 4.3. Aeration water tank covers (B C & J blocks).The cost of using polycarbonate sheet comes to Rs. 43000.00. The MC advised Mr. Gajapathy to very quickly examine a cheaper alternative like Galvanised sheets and revert. A decision to be taken quickly.
 - 4.4. The MC approved the proposal to replace the doors of common toilets at a cost of Rs. 10200/-.
 - 4.5. Replacement of all broken louvers in basement. To go ahead and complete over next two months. Estimated cost Rs. 12000.00.
 - 4.6. Relaying of the M Block foot path. This was an issue raised by one of the residents who felt that the gaps between the slabs can make people trip. The committee examined this issue in detail and obtained alternative quotes. However it was felt that the same footpath is there in very many high end buildings.
 - 4.7. Relaying the path at a cost of around Rs. 25000/ was not justified. Hence the MC shelved this proposal. However the gaps between the concrete blocks will be filled with sand to provide a measure of comfort to the walkers.
5. Treasurers report :- An amount of Rs 2.5 lakhs is still due on the Capex fund. Treasurer advised members to avoid pre-poning expenses and to check with him before sanctioning any expense mainly to ensure that cash flow is not put under strain.
6. Water logging in the basement:- President and secretary had an on-site inspection and discussion with Mr.Sounderrajan the seepage expert . He was asked to assess the situation when Atrium was experiencing a lot of flooding in some areas of the basement. The expert has asked for more details and a further meeting is required. The MC also decided that we can call in another expert also to get a second opinion.

7. LIFTS:- The MC decided to go ahead and construct a water barrier around the lift doors in the basement to prevent water percolation from basement into lift shaft.

8. M Block Generator overhauling. Mr.Narayanan and Mr Sayeed will meet up with the AMC provider, discuss details and make a proposal to the MC at the earliest. It was also decided to study the decibel levels at the time of generator operation.

9. The President proposed that Mr.T.V.Sundaram of K-301 be inducted into the MC. This was seconded by Mr. H.A. Sayeed. The vacancy arose on account of the resignation Mr Gopal Wadhwani

With no other matters to be discussed the meeting ended with a thanks to the Chair.

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