

# 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:	January 9, 2011	Venue:	The Pavilion
Start Time:	11:00 A M	End Time:	01:00 P M
Date of Issue:	February, 2011	Meeting No:	5 of 2010 - 11
Members Present:	Mr. H A Sayeed, Secretary Mr. S Krishnan, Treasurer Mr. Madhu Mathan, Committee Member Ms.. Jaya Unnikrishnan, Committee Member Ms. Vinitha Sivdas, Committee Member Mr. T.V. Sundaram		
Leave of Absence:	Mr. V Narayanan, Committee Member, Ms. Srilatha Menon, Committee Member, Ms Radhika Suresh, Committee Member, Ms. Joanne Saldana, Committee Member, Ms Krithika Karthik, Committee Member		

The secretary Mr.H.A.Sayeed chaired the meeting and called the same to order.

1. The MC welcomed Mr. Sundaram to the membership of the MC. The members suggested that he take up the Fire safety capex project and related activities like fire drills /training etc.

2. Confirmation of the minutes of the last meeting. The same was confirmed.

3. Action taken report.

3.1 The secretary reported that the playground for tiny tots behind M Block has been completed and opened for use.

3.2 The new sofas for the pavilion have been received. New cushions have been ordered. We propose to dispose off the old sofas to the highest bidder.

3.3 the progress on the CCTV project is extremely satisfactory and the two shortlisted vendors will set up a live System to be shown to the residents to invite their comments and feedback.

3.4 Repairs to M block terrace have been carried out and all leaks have been plugged. We now have to review and commission the water proofing work on the roof which is planned for February 2011.

4. Security issues :- Various issues were discussed but the members were not convinced that more checks at the entrance are required. It was observed that problems with driver misbehavior have come down. This may be on account of some of the long serving drivers quitting their Atrium jobs.

The MC agreed to build a suitable cabin for the security staff. Mr. Madhu will decide between the quotations obtained.

5. The MC approved completion of the Pergola repair and reinstallation at a total cost of Rs. 26,800.

6. Mrs Radhika related the tremendous hardships faced by our TAOA contract staff on account of the severe price inflation and the effect of the very poor salaries the domestic Atrium staff are paid.

The MC recognized the humanitarian problem and resolved as follows:- to request all residents to contribute a minimum of Rs. 100 at least to a Pongal ex-gratia fund for the 42 employees we have. TAOA will contribute a nominal amount so that the workers get an ex-gratia of around Rs. 900-1000. The MC discussed and unanimously approved the proposal as a one-time gesture to the staff.

7.CCTV PROJECT:- It was decided that after giving a live demo to all residents and eliciting their comments a circular will be sent to all owners to obtain their approval for the installation and in particular for the enhanced expenditure of Rs. 3,50,000.

8. Termite treatment project :- It was decided that we will start the treatment in a defined area and study the effect before moving to all other areas. Radhika to follow up and involve the MC members as we go along.

9. Printing of a new Atrium Directory. It was decided that the present directory has become outdated and a new edition will have to be printed. It was proposed to request Ms. Krithika to take charge of this project and approach Airtel Chennai to get the printing done for us as was done the last time.

10. Treasurers report. Mr. Krishnan reported that a sum of Rs. 1.5 lakhs is still due on Capex a/c. Otherwise no issues on the cash flow.

11. Issue of flat P 402 :- The owner has fixed the AC outdoor unit on the roof in violation of rules. A notice is to be issued to remove the AC Units. Further action if the owner does not comply.

With no other issue to be discussed the Chairman announced the meeting as closed.