

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:	February 13, 2011	Venue:	The Pavilion
Start Time:	11:00 A M	End Time:	01:00 P M
Date of Issue:	March, 2011	Meeting No:	6 of 2010 - 11
Members Present:	Mr. R. Srinivasan, President Mr. H A Sayeed, Secretary Mr. Madhu Mathan, Committee Member Mr. V Narayanan, Committee Member Ms. Srilatha Menon, Committee Member Ms.. Jaya Unnikrishnan, Committee Member Ms. Vinitha Sivdas, Committee Member Mr. T.V. Sundaram		
Leave of Absence:	Mr. S Krishnan, Treasurer, Ms. Radhika Srinivasan, Committee Member, Ms Krithika Karthik, Committee Member, Ms. Joanne Saldana, Committee Member,		

The President Mr. Srinivasan called the meeting to order.

1. **Adoption of the minutes of the last meeting.** The same were adopted.
2. **Action taken report.-**
 - 2.1. No progress on the new Atrium Directory project. Secretary requested Mrs. Jaya to spearhead the same . Mr. T.V. Sundaram agreed to discuss with the Airtel executive Residing in his Block to help us in printing the new directory as was done the last time.
 - 2.2. It was decided that the committee will give a final warning to flat P 402 and others who have violated rules and installed aircon units on the terrace after the promulgation of the rule prohibiting such installations.
3. **CCTV CAPEX PROJECT**

The MC noted the tremendous efforts put in by the Treasurer Mr. Krishnan in getting a large number of vendors to participate and finally deciding on two parties. The terms and conditions were negotiated with maximum advantage to the Atrium community. In this, invaluable help and expertise was provided by Mr . Venkatesh one of our TAOA flat owners. The final proposal involved an outlay of Rs. 11.0 lakhs against an AGM sanction of Rs. 6.5 lakhs. The MC unanimously was of the opinion that ,

 - a. This is a new concept ,relatively untested for a residential complex.
 - b. At this stage to spend an excess of Rs. 4 to 4.5 lakhs would not be advisable.
 - c. At best we can cut down the lift lobby cameras and related digital video recorders and try to implement the project strictly within the sanctioned amount of Rs. 6.5 lakhs.

d. Even prior to the MC meeting, there have been a number of concerns voiced by residents on the cost vs benefit of this project and suggestions were made to evaluate more cost effective alternatives. Based on internal review of these inputs and discussion with MC members, it has now been decided to put the project on hold. The various inputs/comments received together with alternatives for security enhancement will be reviewed with members at the next AGM before deciding the future direction of the project.

4. Fire safety and fire warning project. The MC was clear that we should complete the project within the sanctioned amount of Rs. 4.5 Lakhs. Mr. T.V. Sundaram member in charge will call the shortlisted supplier M/s Usha for further discussion and negotiations with both President and Secretary involved in the finalization.

5. Capex projects. While the CCTV project requires further discussion and study we expect the Fire safety project to be completed by March 31st 2011.

The steam room installation is complete but a few minor bugs are reported which would be sorted out.

6. Security issues. Mr Madhu Mathen suggested that we should completely bar the entry of pedestrians into the basement/pavilion from the **exit gate**. At exit gate we have no system for recording entry of visitors.

Staffing has become an issue since with less number of security staff employed they are all on overtime and alertness seriously affected. We are going to insist on a full complement of watchmen with minimal overtime and if no improvement replace the security organization and deal directly instead of through CBRE.

It was also proposed to station one security guard at the large entrance gate in the morning hours to help the school kids to board the bus etc.

7. Violation of rules by 1. Flat C403.

2. FLAT P402

The resident of Apartment C 403 was found to have interconnected the drinking water and flush water lines in his flat to ensure a continuous water supply throughout the day. This resulted in serious problems with the R.O. plant. The cause was quickly discovered and the residents contractor (said to be the American International school contractor) was summoned and he immediately removed the illegal interconnection. The MC took an extremely serious view of this act of the resident of C403 as it could have led to water contamination and health issues for other residents. The MC resolved to issue a stern warning to the resident and impose a fine of Rs. 5000 to recover the cost of the water wasted and repairs cost of R.O. Plant.

P 402. Both the resident and the owner have been notified to remove the ac unit they have installed on the Terrace in violation of rules. In case of noncompliance the MC will have the unit disconnected and removed from the roof.

8. **New Atrium Directory.** Mrs Jaya has agreed take up this project. Mr. T.V.Sundaram and secretary will help out with the Airtel negotiations. To get Joe Anne's help to update the living in the Atrium section.

With no other subject to be discussed the Chairman called the meeting to a close.

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