

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:	April 17, 2011	Venue:	The Pavilion
Start Time:	11:00 A M	End Time:	01:00 P M
Date of Issue:	May , 2011	Meeting No:	8 of 2010 - 11
Members Present:	Mr. R. Srinivasan, President Mr. H A Sayeed, Secretary Mr. S Krishnan, Treasurer Mr. Madhu Mathan, Committee Member Ms. Srilatha Menon, Committee Member Mr. V Narayanan, Committee Member Ms Krithika Karthik, Committee Member Ms.. Jaya Unnikrishnan, Committee Member Ms. Vinitha Sivdas, Committee Member Mr. T.V. Sundaram		
Leave of Absence:	Ms. Radhika Srinivasan, Committee Member, Ms. Joanne Saldana, Committee Member,		

The President chaired the meeting and called the same to order.

1. Confirmation of the minutes of the last meeting. The same were confirmed.
2. Complaint of M and N block residents regarding composting pits. The MC was of the opinion that we should send a letter to the M&N Block residents asking for their views. The MC felt that there may be an issue of bad odor happening during the rainy season but this would need to be examined. On the record no formal complaint has been received on the issue from any apartment.
3. Replacement of broken louvers in the basement:- The MC approved the replacement of all broken louvers at a cost of Rs. 50/ per louver after considering competitive quotations..
4. N block lift repairs:- To consider the possibility of replacing the basement level outer door with a new metal door at a cost of Rs. 48000. Alternatively to complete the repairs as suggested by KONE at the cost of 23000.in case replacement of a single door is technically not possible.
5. Maintenance projects:- The MC approved the following expenditures;-
 - 5.1. Repairs to the plumbing and /replacement of fittings to stop the various leakages around the walkway at an estimated cost of Rs. 12500.
 - 5.2. Water proofing of a portion of M Block terrace area-at a cost of Rs. 16000.
 - 5.3. Urgent repairs to the J block RO plant-estimated cost Rs. 17000. A brand new Vessel will cost Rs. 60,000.To be put up at the next AGM.\
 - 5.4. C Block filtration plant – there is no choice but to replace the same at a cost of Rs 60,000/

In the next AGM we will need to ask for a capex of Rs. 3.0 lakhs just for refurbishment of the RO and filtration plants.

6. Repairs to the sewage drain and replacement of tiles between G & H Blocks.- The MC agreed to carry out this work and quotes are to be obtained and finalized.

7. Security issues:-

7.1. The secretary informed the MC about the letter sent by Mr Kumar of Q Block regarding the entry of unauthorized visitors to his house on a Sunday afternoon. These people got entry by asking to visit J block and inspite of no response from the apartment the security allowed them to proceed. After discussion it was decided that visitors will not be allowed to proceed beyond the reception area until the resident has been contacted on intercom and he has agreed to see the visitor. Mr.Madhu Mathan will issue a circular to all residents and more importantly caution against residents taking issue with the security staff if their visitors are not allowed in due to the Security's inability to contact the resident.

7.2. Removal of junk being kept in the basement.we have given enough notice to residents to remove the same.This is becoming a hazard and it as decided that all this rubbishwill be removed 7.3. Notice will be issued to those residents who are keeping cycles/ bicycles and other items in the corridors. Except small potted plants no other items are allowed in the corridors.

8. Other issues:-

8.1. Vinitha informed the MC that the repairs to the tennis court have been carried out. We have to procure a suitable large mop to push out the rainwater

8.2. The MC approved the final fire safety AMC with M.s Usha.

8.3. The MC decided to go ahead with the noise level study of select generators at a cost not exceeding Rs. 3000. Further action after the findings come in.

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

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