

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:	May 08, 2011	Venue:	The Pavilion
Start Time:	11:00 A M	End Time:	01:00 P M
Date of Issue:	June , 2011	Meeting No:	9 of 2010 - 11
Members Present:	Mr. H A Sayeed, Secretary Mr. S Krishnan, Treasurer Ms. Srilatha Menon, Committee Member Mr. V Narayanan, Committee Member Ms.. Jaya Unnikrishnan, Committee Member, Ms. Radhika Srinivasan, Committee Member		
Leave of Absence:	Mr. R. Srinivasan, President Mr. Madhu Mathan, Committee Member, Ms. Vinita Sivas, Committee Member, Mr. T.V. Sundaram, Ms Krithika Karthik, Committee Member, Ms. Joanne Saldana, Committee Member,		

In the absence of the President Mr. H.A.Sayeed chaired the meeting and called the same to order.

1. Confirmation of the minutes of the last meeting. The same were confirmed.
2. Composting pits behind M&N Blocks. :- Radhika informed the MC that all members were informed about the garbage separation project and location of the composting pits. As far as we know there is no issue and nothing has happened which can affect the M&N Block residents in any way. If anybody has an issue they can write to the MC.
3. Review of status of various repair/maintenance projects approved in the last meeting.
 - 3.1. The replacement of broken louvers around the basement has been completed.
 - 3.2. Repairs to the drain vent in K,J, G Blocks- to get quotes and review costs.
 - 3.3. N block and C Block lift door replacement:- The MC approved the replacement of the basement level doors at a cost of Rs. 23000/ each. However all efforts to be made to see if we can somehow avoid this spend so as to go for new metal doors after the next AGM sanction.
 - 3.4. Repairs to J Block RO plant and replacement of the CBlock filtration unit. The final quotes have been obtained and the contractors finalized are Vijay Environs for the J block work and Shakthi Engineers for the C block unit work. Both jobs should take a month to complete as equipment is to be ordered and a concrete bed laid for the C block unit.
4. OSR and problems arising out of the same :- The corporation decided to install a new gate right next to our In gate. Fortunately Mr. Narayanan was able to get the Asst .Commissioner to visit Atrium and see for himself the problems that would be faced by Atrium residents and the work was immediately stopped. The MC decided that Secretary will write to the Corporation authorities to record our objections and

also request the assistance of Mrs. Manorama in this matter. Another problem we are facing is the issue of the outside children crawling under the fencing or climbing over the rear gate to retrieve the ball. They are just lifting up the bottom of the fence and crawling through. This can pose a security risk and can also lead to confrontations with the residents/security staff. After reviewing various options the the Committee decided that we should strengthen the lower part of the fence with additional steel strips and make crawling under the fence impossible. We will try out a couple of sections of the OSR fencing to see if it is effective and then decide on the next step. Posting additional security person was ruled out.

5. Temple power connection . The temple managing committee to be advised to apply for a new independent power connection.
6. Additional male worker in cleaning crew. We have been facing continuous problems of manpower shortage leading to poor levels of cleanliness. It is better to employ a Male worker as he can do shifts. The MC decided that we will bear the cost of one additional cleaning employee(male) at an additional cost of Rs. 7000/ per month.
7. Treasurers report :- all outstandings are in control and total O/S is Rs.35,000.only.
8. Noise level of Generators –the noise level study report has confirmed what we have always suspected-that the noise level is unacceptably high at 85 db.This is very serious problem for people like drivers and staff who spend long hours in the basement exposed to this level of noise. It was agreed that we will take steps to reduce the sound level by looking to sound proof the generator rooms and to invite parties to quote for the same.

With no other issue to be discussed the meeting was declared closed.

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