

The Atrium Owners Association

(Registered with the Registrar of Societies, Chennai, Registration # 144/1999)

Minutes of the meeting of the XIVth Managing Committee

Date of Meeting:	Nov 11th, 2012	Venue:	Pavillion
Start Time:	11:00 A M	End Time:	01:00 P M
Date of Issue:	Nov 2012	Meeting No:	2 of 2012 - 13
Members Present:	T.V. Sundaram President , Jayaraman Nair ,Secretary, T.S. Ramesh, Treasurer Committee Members :- Kanakaraja Visweswaran,, Sangeetha Kumbla, , Rakesh Malhotra, , B Jayakumar, C.R. Chandrasekar		
Leave of Absence:	Ms. Jaya Unnikrishnan, R.R. Balakrishnan, R.Sivadas, Srividhya Balaji		

Special Invitee: None

1. **Confirmation of Minutes of last MC meeting** – Confirmed by email on 24th Oct 2012.
2. **Arresting Leakages around Atrium** –
 - a. MC has received one quote from Pidilite
 - b. MC would like to appeal to residents to come forward and share any expertise in construction / fixing of leakages that anybody has and can help the MC to evaluate correct options to take this project forward. Since the expenditure on this project is large we need technical expertise even to make a vendor selection. Please contact any MC member if you can help.
 - c. **Decision taken** – To check with Lancor if they would be interested in taking up a contract to fix the leaks and if yes, to provide a quote.
3. **Corroded plumbing lines – Decision taken** – Verify any complaint received from residents on quality of water to check if issue is with plumbing line corrosion and take up the corresponding line for replacement one at a time.
4. **Parking – Decision taken** – As part of ongoing review of basement parking, some violations were noticed and it was decided that notice about guidelines needs to be re-issued for residents to rectify violations voluntarily. Verification to be done after appropriate time period to ensure violations are not happening. Contact resident / owner to rectify violation. If violations continue, committee to take appropriate action.
5. **Security** –
 - a. Standard operating procedures for Boom Barriers approved.
 - b. M & N block security guard to be monitored for leniency in visitor management, in light of few issues with strangers / un authorised visitors being allowed into M & N block.

6. **Security – Decision Taken** – To raise the height of the gate in front of the pavilion opening onto Kalakshetra Road.
7. **Festival Bonus for facilities staff** – Shri Kanakaraja Visweswaran requested that from next time onwards MC consider giving only an appropriate amount in cash to facilities staff instead of giving cash plus sweets as cash amount is more appreciated.
8. **Sports Center Facilities – Decision Taken** – Go ahead with a solution for draining out water collecting onto the tennis court when it rains and painting of the court.
9. **LED – Decision Taken** – Treasurer and other MC members to provide qualitative feedback based on existing LED fitting in C block and recommend if basement lighting should be looked at for a change to LED.
10. **Scrap Disposal – Decision taken** A large amount of material found lying around on terraces and store rooms around atrium to be disposed off by soliciting few bids from local scrap dealers.
11. **Legal Opinion** – President informed the MC that legal opinion has been sought and upon receipt it will be sent to all MC members by email for due consideration on
 - a. Possible special privileges for Atrium residents at the OSR
 - b. Non Owner residency charges
 - c. Mobile towers near Atrium
12. Water Logging behind P block on the drive way during rains – To look at options to tackle.
13. Issue of cables hanging from the terraces were discussed. No specific solution was agreed upon.
14. **Capex collection : Decision taken** - To collect capex only in batches as and when clarity of capex projects approved is available in terms of quotations and payment timelines.
15. **Late/Non payments of various dues –**
 - a. **Decision taken** - To review list of outstanding dues
 - b. **Decision taken** – To paste a notice on the main doors of apartments which are vacant and dues are pending with no response from owners to calls / emails from TAOA.
16. **Sports Facilities** - Shri Jayakumar informed the MC that in light of requests from various residents about health issues with playing badminton on a hard court, a quote for a possible change of flooring using newer available options has been received. Quote is for approx Rs 12 Lakhs. To be pursued if capex or sponsorship option is approved by general body in future.

17. **Resignation of Sangeetha Kumbla** – Resignation of Sangeetha Kumbla from the MC(in view of family relocation out of Chennai) accepted and MC thanked her on behalf of all members for active and enthusiastic stint with the MC.

With no further issues on to be discussed meeting declared closed.

For TAOA MC

Jayaraman Nair
Hon. Secretary TAOA MC