

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:	Mar 10 th , 2013	Venue:	Pavillion
Start Time:	10:30 A M	End Time:	12:30 P M
Date of Issue:	Mar 2013	Meeting No:	6 of 2012 - 13
Members Present:	T.V. Sundaram President , , Jayaraman Nair ,Secretary,T.S. Ramesh, Treasurer Committee Members :- Kanakaraja Visweswaran, Rakesh Malhotra, B Jayakumar, Ms. Jaya Unnikrishnan ,Srividhya Balaji , Shanthi Ramachandran		
Leave of Absence:	C.R. Chandrasekar, R.R. Balakrishnan , R.Sivadas Vice-President		

Special Invitee: None

1. **Confirmation of Minutes of last MC meeting** – Confirmed by email on 2nd Mar 2013.
2. **Service Tax** –MC was apprised of a potential issue with service tax related procedure followed by TAOA highlighted by Shri Vijay Sambrani(F302). **Decision Taken** – To review with past MC Secretaries / Treasurers and also check with TAOA for availability of any document clarification / opinion from Auditor or qualified tax consultant before proceeding with appropriate action if any required.
3. **DG power distribution control** – Shri Jayakumar apprised the MC of a technical solution for effective and safe control of DG power distribution. **Decision taken** – Approved by MC to go ahead with this plan. Details to be sent out in a circular. Cost to be borne by residents approx. Rs1500 per apartment).
4. **Electrical Equipment** – As part of regular maintenance check, few safety related issues have been noticed on the electrical power supply lines. Some of these are on the resident's side of the meter and will need to be fixed and cost of the same to be borne by residents. TAOA will charge residents for the fix done with appropriate notification provided. Residents need to also be aware that any tampering with TNEB lines knowingly or unknowingly is a criminal offence per the electricity act and residents should ensure electricians engaged by them are told about this clearly.
5. **Budgetary approvals** - i) for minor civil work on the tennis court to try and arrest water collection on the tennis court and consequent seepage into the badminton court below. ii) Plumbing work for capex project for all the identified corroded and leaking plumbing lines on the terraces.
6. **Exterior water wash** – Idea has been dropped for now because of expected water shortage during the next few months.
7. **Insurance Policy Renewal** – Shri R.R. Balakarishnan MC member has expressed his unavailability for the next few weeks. President offered to consult other residents and come up with an appropriate plan for renewal of TAOA insurance policy.
8. **Parking Violations** – MC was apprised of few remaining cases of parking violations and the current status and action taken. MC unanimously decided to pursue further action as already communicated to the residents who continue with the violations.
9. **Contractors** – Shri Jayakumar MC member advised the MC that it may be worthwhile putting an advertisement in a local newspaper like Adayar times and invite registration of vendors for civil, plumbing, electrical works which we can then use as appropriate. MC approved that this suggestion be implemented.

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

For TAOA MC

Jayaraman Nair
Hon. Secretary TAOA MC