

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:	May 12 th , 2013	Venue:	Pavillion
Start Time:	10:30 A M	End Time:	12:30 P M
Date of Issue:	May 2013	Meeting No:	8 of 2012 - 13
Members Present:	T.V. Sundaram President , , Jayaraman Nair ,Secretary, T.S. Ramesh Treasurer Committee Members :- R.R. Balakrishnan , Rakesh Malhotra, B Jayakumar, Jaya Unnikrishnan , Kanakaraja Visweswaran, Srividhya Balaji ,		
Leave of Absence:	R.Sivadas Vice-President, Shanthi Ramachandran		

Special Invitee: None

- 1. Confirmation of Minutes of last MC meeting** – Confirmed by email on 28th Apr 2013.
- 2. Resignation from MC** – C.R. Chandrasekar, subsequent to sale of his apartment at Atrium, ceases to be a member of TAOA and hence resigned from TAOA MC as of 16th Apr 2013.
- 3. New MC member** – Balakrishnan K (A201) has kindly agreed to be co-opted into the MC. On approval by MC members present, he was inducted into the MC as of 12th May 2013.
- President Shri TV Sundaram informed the MC that he would be traveling out of Chennai for next few months. The MC unanimously requested the President to continue in his current capacity as he confirmed that he would be available on email /phone. President has agreed to continue.
- Parking Violation** – President and Secretary informed the MC about their meeting Shri R.V Sekhar in his office and later at the Atrium premises for clarifications on a letter issued to one of the residents by Lancor Holdings Ltd in the context of parking violations. Since the meeting was inconclusive, MC has decided to send a written notice to Shri R.V. Sekhar in his position as MD of Lancor holdings to explain his position. This is in line with advice given by a lawyer engaged by TAOA to respond to legal notice sent to TAOA by one of the members in the context parking violation. **Decision Taken:** To continue pursuing appropriate means per lawyer's advice.
- DG Power** – An opportunity to for saving on diesel cost is potentially available (based on study done by Shri Madhavan) if we can connect M & R block DGs by appropriate cabling. **Decision Taken:** To find out cost of bringing is an electrical contractor / expert to study pros and cons and also provide a cost estimate. DG power distribution control limit not yet decided as there are divergent views which need to be discussed further.
- Community meeting request from Chennai Police** – Chennai Police as part of its community outreach program has contacted us via the local police station to conduct a meeting with local ACP for all residents. MC has decided to request for this meeting on Sunday 26th May 2013 (morning half). Circular to be sent out to all residents upon confirmation from the Police department requesting for participation in this important meeting for safety and security aspect of the community.
- Security services contract-** MC approved 10% increase in charges, in line with the contract clause signed. Clause states that after 1 year, a hike of amount as prescribed the DA announcement by the government would be put in place. Budget approved for 10% increase.
- Lifts** - Last week (1st week of May) onwards due to exceptionally poor quality of power (very high frequency fluctuations but not a complete power outage) has seen increase in incidents of people getting stuck in the lifts. Between 5:30PM and 10:00PM is the worst time period. Such a high frequency fluctuation cannot be synchronised with the DG sets and hence DG was running on idle load for many hours resulting in wasted diesel consumption. On a day when we have very poor quality of power from TNEB, MC requests all residents to kindly
 - Minimise the lift usage during this period as much as possible
 - Carry a mobile phone while using the lift and use it to contact facilities team.

- c. Ensure small children are not using the lift without an adult accompanying them.

We do have trained people who can get the lift and passenger to safety. Also we will look at the option of connecting the buzzer to the facilities / security front desk instead of just buzzing the respective blocks.

10. **Maintenance Costs-** With the increase in power outage, TNEB charges and diesel charges, the treasurer informed the MC that current inflow is less than the outflow and we are dipping into the reserves to manage cash flows and the deficit. Emergency MC meet to be held on Thu 23rd May to discuss and take appropriate decision to handle this situation. Circular to be issued to all members after that.

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

For TAOA MC

Jayaraman Nair
Hon. Secretary TAOA MC