

# 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:	June 09 <sup>th</sup> , 2013	Venue:	Pavillion
Start Time:	10:30 A M	End Time:	12:30 P M
Date of Issue:	June 2013	Meeting No:	9 of 2012 - 13
Members Present:	R.Sivadas Vice-President, Jayaraman Nair ,Secretary, T.S. Ramesh Treasurer Committee Members Rakesh Malhotra, B Jayakumar, Jaya Unnikrishnan , Kanakaraja Visweswaran, Shanthi Ramachandran		
Leave of Absence:	T.V.Sundaram, R.R. Balakrishnan , Srividhya Balaji		

**Special Invitee:** None

- 1. Confirmation of Minutes of last MC meeting** – Confirmed by email on 20<sup>th</sup> Apr 2013 and special MC meeting called on 23rd May. 23<sup>rd</sup> May meeting was to authorise the treasurer to work out details and present options to MC for handling the deficit between maintenance charges collected per month and the current expenses per month.
- 2. Portfolio allocation for new MC member** – Balakrishnan K (A201) has been allotted the portfolio for water supply and plumbing that was earlier handled by C R Chandrasekhar.
- 3. Parking Violation** –Secretary informed the MC about legal response given by TAOA lawyer to legal notice sent to TAOA by a member. This is in line with advice given by a lawyer engaged by TAOA
- 4. DG Power** – Shri K Visveswaran to lead effort for connecting M & R block DGs by appropriate cabling and DG power distribution control limit. Shri B Jayakumar to help with this based on his availability.
- 5. Plumbing** – Pipes replacement capex project has been completed. A set of plumbing lines which were corroded were identified across all blocks and these have now been replaced.
- 6. Security** – Boom barrier at the entry gate had a breakdown which was repaired. Warranty clause for this specific part breakdown is under dispute with the vendor. Matter being taken up with senior management of vendor.
- 7. Lifts** – A wide range servo stabilizer was setup on a trial basis for a week in K block. This was done free of charge by Kone. We have seen good results with this as voltage fluctuations on 3-4 days did not result in an malfunction of the lift in K block. There was issues in other block at the same time.

**Decision taken:** Availability of wide range servo stabiliser technology seems to provide reasonably smooth operations. This was not done when capex was approved two years back as vendor was not ready to undertake reliability under wide range fluctuations. Last month Kone engineers suggested that with new wide range stabilisers the range of fluctuations handled is much better and all of Besantnagar area Kone customers have benefited from this.

**Decision Taken:** Utilise surplus capex amount from past projects to install this new technology for all lifts in Atrium.

8. **Facilities Management fees** – With annual DA hike announced by Tamilnadu govt. CBRE has informed TAOA for the need to hike the fees for all staff covered under DA scheme. Secretary presented the numbers to the MC and MC has approved for increase in payment to CBRE for DA increase.
9. **Maintenance Costs-** Treasure presented the cash flow numbers which show a deficit between collection inflow and outflow. This deficit is being managed from the surplus from past maintenance amounts. Looking at the position of the surplus available, MC has approved levying a surcharge (if necessary) till the next AGM where general body can vote on the maintenance charges. Detailed Circular to be issued to all members by treasurer. AGM to be conducted as soon as the audited account statement can be readied.
10. **Payment to Sakthi Engg for lost / stolen pump set** – Secretary informed the persistent follow up from Sakthi engg (vendor for RO plant maintenance prior to current vendor) for outstanding charges for a new pump. Outstanding issue between TAOA and Sakthi about a pump brought into Atrium last year which was lost / stolen allegedly from within Atrium premises. **Decision Taken** – Request Sakthi engineers for paperwork like original P.O that they have for having procured the pump. If such documentation is made available then agree to pay half the amount and thus share the liability equally and close the pending issue.

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

Jayaraman Nair  
Hon. Secretary TAOA MC