

# 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:	January 10, 2010	Venue:	The Pavilion
Start Time:	11:00 A M	End Time:	12:00 Noon
Date of Issue:	January 21, 2010	Meeting No:	5 of 2009 - 10
Members Present:	Mr Venu Menon, President Mr Gopal Wadhwani, Vice President Mr H A Sayeed, Secretary Mr S Krishnan - Treasurer Ms Radhika Srinivasan, Committee Member Ms Vidya Ramesh, Committee Member Mr Madhu Mathan, Committee Member Mr V Narayanan, Committee Member Ms Reena Venakatesh, Committee Member Ms Vinitha Sivdas, Committee Member		
Leave of Absence:	Ms Uma Kiran, Ms Srilatha Menon		

- 1) The President called the meeting to order.
- 2) The minutes of the previous meeting (# 4) were adopted .

3)	<u>Action taken report</u>	Action By
a)	Secretary to give the report on electrical maintenance and action proposed  Prepared by M/s Shri Hari Electrical Power Ltd. to Mr. Narayanan.	
b)	Plumbing maintenance issues -: Faced with high rates being charged by the  Contractors it was decided that Mr.Narayanan will prepare a master list of  regular items to be purchased as well develop a rate contract for labor charges  for specific tasks. It was further agreed that we call CBRE's associate company  and CBRE to consider the possibility of their taking care of all special plumbing  issues within the framework of agreed charges. This will be easier for us as CBRE  is a known entity and it is better to work with one contractor.	Naryanan and secty.

c)	Progress of work on sports complex. Ms Vidya confirmed that the tennis court Work will be completed in another two weeks. Sliding glass windows have been fixed in the EB room below the sports complex replacing the makeshift cardboard .	
d)	Ms Shrilatha asked the secretary to inform the committee that the work of cleaning of the staircase walls in all the blocks has been completed satisfactorily.	
e)	The circular on fees to be charged to the various sport coaching instructors could not be finalized. It will be discussed thoroughly in this meeting and decided.	
f)	CMWSSB application:- After a no. of meetings with the concerned officials, our application for additional water line is in the final stage of registration.	
g)	The committee noted with satisfaction the successful conduct of the Christmas and New Year events at the Atrium. Treasurer advised Vinitha to prepare income and expenditure of the event for records.	
h)	We need to make some additional efforts to complete the sanctioned Capex by March 2010.	
4)	<p><b>Treasurers report:-</b> Treasurer reported that Capex 2009 payments were still pending. Mr. Krishnan will send a letter to the owners with a copy to the tenants to pressurise for the payment.</p> <p>Mr. Krishnan informed the committee that we should defer any major expenditure on the children's playground for the present. However a nominal spend to provide a slide and a swing may be considered.</p>	

5)	<p><b>Levy on the coaches:-</b></p> <p>a) It was decided that coaches will be allowed for all Sports activities.</p> <p>b) Individuals who employ coaches will be required to ensure that a sum of Rs. 300/ per month is paid to TAOA. Group coaches will be required to pay 10% of the total fee collected.</p> <p>c) If a coach is in arrears for two months he will be denied access to the Sports facilities.</p>	Mrs.Vidya
6)	<p><b>Other issues :-</b> a) Mr.Gopal pointed out that the construction taking place on the South side of our complex is clearly violating rules. To consider filing a complaint with CMDA.</p> <p>b) Detailed proceedings of the 10<sup>th</sup> AGM held in September 2009. Treasurer had just received the same from Mr. Karthik. It was decided to post the same on our web site and inform all residents of the same. The detailed minutes to be filed with the registrar of co-operative Societies.</p> <p>c) Mr. Gopal Wadhwani felt that as we have increased the moving charges we should at least provide a good quality trolley and replace the existing ones.</p>	vicepresident/secky.

7)	<p><b>Night parking of visitors vehicles</b></p> <p>Faced with aggressive requests by residents for special permission to Park additional vehicles in the visitor parking areas the MC decided to Review the rules and issue a circular to all residents .The MC has decided as follows:</p> <p>a) Except for the five slots designated for the defined owners ,no resident is allowed to park in the visitor parking slots.</p> <p>b) No overnight parking of visitors cars will be allowed and the visitors car must be removed by 12 midnight.</p> <p>c) If visitors car remains parked overnight a fine of Rs. 500/ will be levied on the concerned flat owner going up to Rs. 1500/ if the car continues to remain in the visitor's parking.</p> <p>Mr. Madhu Mathen will issue a circular to all residents reiterating existing practices and including the rules laid down as above.</p>	Mr.M.Mathan
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The Chairman then announced the meeting as closed.

Prepared by H.A.Sayeed

Hony. Secretary