

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:	February 14, 2010	Venue:	The Pavilion
Start Time:	11:00 A M	End Time:	01:00 P M
Date of Issue:	February 27, 2010	Meeting No:	6 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 Srilatha Menon, Committee Member Mr Madhu Mathan, Committee Member Mr V Narayanan, Committee Member Ms Reena Venakatesh, Committee Member Ms Vinitha Sivas, Committee Member		
Leave of Absence:	Ms Uma Kiran, Ms Vidya Ramesh		

- 1) The President called the meeting to order.
- 2) The minutes of the previous meeting (# 5) were adopted .

3)Action taken report

3.1 **Tennis court resurfacing:-** The contractor has done an excellent job and the same was inspected by the MC members. It was decided to complete the job of realignment of the switches to protect from water as also replace lights and complete a few other minor improvements before opening the court for use.

3.2. **Capex pending:-** The repairs and replacement of the stairwell roof of the various blocks was awarded to M/S Nandhini who was found to have given the lowest quote. The project of replacement of C block staircase marble was awarded to M/S Vinayaga Enterprises. Both parties offered additional discounts after discussion with MC members and both projects will be completed by the first week of March.

3.3. **CMWSSB** –Our application for a new line was registered on the 10th of January 2010.However there have been various obstacles created by the local area and div. offices and these are being addressed.

4. Facility management issues.

The following maintenance projects have to be undertaken (some completed).The MC decided that except for the work required on the tennis court no more expenditure will be incurred on

any sports related facilities in order to deploy sufficient funds for important maintenance/water mgmt. issues as detailed below.

4.1.Cleaning and waterproofing of M block sump and provision of a new pump. (Will be taken up based on the progress with CMWSSB). Rs. 30,000/ (estd)

4.2. Tennis court switch box relocation and replacement of lights Rs. 35,000/.

4.3. G Block sewage line relaying Rs 32500/

4.4 B block DG set rewiring (completed) Rs. 6000/

4.5 Repair steam room inc.replacement of heaters and tank (completed Rs. 5000/

4.6. Expansion joints repair E and J Blocks to be estimated.

The committee authorized the secretary and member in charge Narayanan to go ahead and complete the above jobs.

5. **Treasurers report-** Treasurer reported that Rs. 33000/ is pending from residents towards Capex. Owners were notified but response has not been encouraging. Further action contemplated including discontinuance of services as per bye-laws.

6. **Tennis court surfacing** :-Contractor had budgeted for an amount of 33000/ for the leveling and polishing part of the job. During the course of the work the committee members inspected and found that the floor was badly uneven and required many more man days of work along with extra expenditure on abrasives. The contractor raised a bill for RS 86000/ against the original 33000. After discussion the MC authorized a payment of RS 50,000/ as the request was justified.

7. **Review of levy on coaches.** Residents had expressed the view that a levy of Rs. 300 per month on individual coaches was not reasonable since the number of coaching sessions in a month can vary.Mrs. Shabri also made a submission to the committee and proposed levy on a per class basis.

Accordingly the committee decided that in case of individual coaches we shall levy Rs 25/ session to be paid by the resident to TAOA. There is no change in levy on group coaching which will be collected at the rate of 10% as already notified.

Procedure for collection and monitoring of the coaches to be formulated.

7.Overnight parking of visitors vehicles.

The MC decided that there was no need to make any changes to the circular recently issued and would continue to monitor the issue of visitors parking for a few more months.

8. Other matters:-

8.1. M Block playground area. Any further expenditure will have to be approved at the next AGM and for that matter any further expenditure on sports and recreational activities.

8.2 Driver disciplinary issues

Members were particular that any further instances of gambling in the basement by the drivers has to be reported to the police to prevent deterioration of discipline. The MC also decided to post a security guard near the E block basement. This will ensure that we do not have a situation where large sections of the basement remain without any visible security and this will also deter the drivers. The MC also discussed the possibility of getting the local police station to make regular patrols of the complex.

8.3. Basement cleaning Mrs Shreelatha was asked to submit a proposal for the same.

8.4. For the time being the area behind M Block would be used as a nursery for storing plants/potted plants for the garden.

9. **Pavilion usage charges:-** All members were of the opinion that the hire charges for the pavilion were too low considering the power costs and cost of other facilities provided. Hence it was decided to revise the charges as follows w.e.f 01-03-2010.

Upto four hours	Rs. 750.
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Full day	Rs. 2000.
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10. In view of M/S Vidya 's move to Delhi the MC decided to induct Mrs. Shubha Chandrasekhar on the committee to handle the sports activities function. M/s Shubha has given her consent.

The meeting ended with a motion of thanks to the chair.

The Chairman then announced the meeting as closed.

Prepared by H.A.Sayeed

Hony. Secretary