

# 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:	April 11, 2010	Venue:	The Pavilion
Start Time:	11:00 A M	End Time:	01:00 P M
Date of Issue:	May 06, 2010	Meeting No:	8 of 2009 - 10
Members Present:	Mr Gopal Wadhwani, Vice President Mr H A Sayeed, Secretary Mr S Krishnan - Treasurer Ms Srilatha Menon, Committee Member Mr V Narayanan, Committee Member Ms Kiran Cavale, Invited Committee Member		
Leave of Absence:	Ms Uma Kiran, Ms Vinitha Sivdas, Mr Venu Menon, Ms Radhika Srinivasan, Mr Madhu Mathan		

In absence of the president, the secretary chaired the meeting and called the meeting to order.

1. Confirmation of the minutes of the last meeting –confirmed.
2. Meeting with Mr. Prabhakar owner of F 401. The owner proposed to extend the sunshade in his sit out/private terrace and had already put up the shuttering. The MC informed the owner that this would be a violation of both FSI as well as CMDA rules and Mr. Prabhakar agreed to immediately stop the work and also assured the MC that the work in his apartment will not affect the aesthetics of Atrium in any way. The meeting with the owner of F401 was concluded.

### 3. **Action taken report.**

3.1. The MC noted with satisfaction the success of the efforts to obtain a second metro water line. Finally on the 7<sup>th</sup> of April 2010 metro water flowed into the M block sump and was pumped up to the overhead tanks.

3.2 All work on the M block sump as well as installation of a new water pump was completed.

3.3 Tthe secretary informed the MC that due to the tremendous efforts expended on the new metro water line and the expense involved we were forced to go slow on the other planned maintenance projects. It is proposed to complete all these by the end of May.

3.3 **power supply and generator issues.** A number of steps were taken to ensure auto start of the generators during power failure. The problem of L block is yet to be resolved requiring manual starting of the generator. We hope to solve this problem shortly.

Capex: Sanction available for the same.

4. The MC ratified the expense of RS 4,26,000. Incurred on the new metro water connection and authorized the Treasurer to raise a bill on the residents for collection of this amount.
5. **Renewal of our contract with CBRE.** It has been finally agreed with CBRE for an increase of 6% for 2010-11 and a 3% increase for 2011-12.this is a total of 9% increase over 2009-10 spread over two years. CBRE will be asked to reduce certain costs so that the final increase in charges will be manageable. This was authorized by the MC.
6. MC authorized Ms. Shree Menon to go ahead on the basement cleaning proposal. The MC authorized the secretary to actively pursue the UHC proposal for utilizing waste water of the RO plants and complete the necessary pipeline modifications.
7. Treasurers report:- Treasurer reported satisfactory collections with only Rs. 20,000/ being the outstanding as on date.With the collection of the metro water project money the cash position will be comfortable.
8. **Other matters:-**
  - 8.1 to check the fire extinguishers in the generator rooms and have the same recharged.
  - 8.2 discuss with Kone as regards the persistent problems with C Block lift.
  - 8.3 Treasurer is in discussion with the supplier for installation of a comprehensive CCTV security system complete with a P.A. address and connectivity of each flat to the central system.A final proposal to be put up to the AGM.
9. **Drivers issue :-** The MC noted that the strong stand taken as regards the drivers vandalism and gambling issue has had the desired effect. The MC further decided that card playing will be totally banned in the Atrium premises to ensure that gambling does not start all over again. In fact most complexes have banned card playing in their premises. It was also decided that ceiling fans will be fixed in the areas in the basement where the drivers sit. Residents will be informed that they must take steps to ensure disciplined behavior of their drivers. After one warning a driver caught playing cards can be barred from entering The Atrium.
10. The committee also took a serious note of the report of the defacing of the circular issued by Ms. Shree on the issue of pets. The committee wishes to record that residents should speak to the committee members if they have a grievance rather than resort to taking to such steps.

The meeting was then called to an end by the chair.

#####