

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:	May 09, 2010	Venue:	The Pavilion
Start Time:	11:00 A M	End Time:	01:00 P M
Date of Issue:	June 06, 2010	Meeting No:	9 of 2009 - 10
Members Present:	Mr Venu Menon, President Mr Gopal Wadhwani, Vice President Mr H A Sayeed, Secretary Mr S Krishnan, Treasurer Mr Madhu Mathan, Committee Member Mr V Narayanan, Committee Member		
Leave of Absence:	Ms Vinitha Sivdas, Ms Radhika Srinivasan, Ms Srilatha Menon. Mr Kiran Cavale		

1. Confirmation of the Minutes of MC MEETING HELD ON 11TH April . Same confirmed.
The committee specifically discussed the issue of prohibition of card playing by drivers/ domestics in the basement and public areas and decided that card playing will henceforth not be allowed. Mr. Madhu Mathan will issue the necessary circular.
2. Action taken report:-with the expected inflow of funds from the Metro water related Collection it was decided to go ahead speedily with the various maintenance projects and complete by end May 2010.
3. Renewal of our contract with CBRE. While we have agreed to the increase of 6% in 2010-11 and 3 % for 2011-12 during discussions with CBRE the following reductions were put forward by the Treasurer and agreed to by CBRE., a) reduction of one staff in fact the asst supervisor whose contribution was not significant. This will result in a monthly saving of Rs. 8500/. b) Equipment amortization payment of Rs. 5000/ month to be discontinued as the equipment cost is already recovered by CBRE. c) Admin expenses to be removed from their billing and instead TAOA agrees to pay for the mobile expenses of Gajapathy at Rs. 750/ month.
4. The total bill for CBRE of CBRE from April will be Rs. 343,980/ month and after adding service tax will amount to Rs. 379,408 per month. In effect the increase to CBRE is offset by the savings negotiated.
5. The MC agreed to reimburse to CBRE a special allowance of Rs. 1500/ month payable to Gajapathy in view of the additional load on him due to removal of the asst supervisor.
6. Reuse of RO plant waste water and use of metro water as feed to RO plants.
The UHC quotation of Rs 21500/ for the same was approved by the MC and it was decided that the job will be awarded to UHC on a turnkey basis.
7. New water tax cards :- All residents have to obtain new cards .The MC decided that

Vijayan will obtain one form for each apartment and in each form we will fill up the details common to the complex and the resident will have to complete the form and hand over to Vijayan, who will get the cards from CMWSSB

8. Treasurers report :- Treasurer reported no problems in collection and was hopeful that once the new Metro Water line dues are collected the cash position will be comfortable.
9. Other matters :- 9.a. L block generator correction still defies a solution and the same is being followed on an urgent basis. 9.b. Some cracks have been noticed in some columns in R block. They are most likely plaster cracks and are being attended to on priority. 9.c. the leakage in the bathroom above the Gym to be repaired employing the local contractor.
10. Major projects :- It was decided to get a design and quotes for the M Block playground area improvement and depending on the outlay put up at the next AGM for sanction. Initial estimates for setting up a CCTV system for Atrium appear to involve a large outlay and it was decided that a detailed proposal would be put up at the next AGM.
11. The MC took note of the construction in the plot adjoining G-H Blocks and decided that we would write to Member Secretary CDMA that violation has taken place with the building being too close to our boundary.
12. Old unused items being kept in the common areas. These include old bicycles unused for years and it was decided to approach the concerned residents to remove the items from the common areas. If they are abandoned items to take necessary steps for disposal.
13. MC resolved that we will take up with the corporation of Chennai the issue of relaying Kalakshetra road which was recently relaid without removing existing layer.
14. Sports complex :- Mr Kiran had suggested that the sports complex assistant Sundar be provided some kind of uniform. The MC felt that by himself Sundar cannot afford to buy one and the question of TAOA providing the same can be considered later.

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