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**PMO COOPERATIVE HOUSING SOCIETY LIMITED**

**C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh**

Date: 9th April 2013

The General Body Meeting of the Society was held as scheduled on 07/04/2013. A total of 70 Members were present. The list of participating members is enclosed.. The following were discussed in the meeting. President elaborated on the three issues of the agenda during the meeting.

The deteriorating condition of the society viz. the condition of the building, pillars, walls, cracks, seepage water leaks, pipe fittings, rain water seepage, electrical fittings, water pipes etc. were deliberated. It was also stressed that no major repair or maintenance of the society has been carried out since commissioning of the society. There were discussions and suggestions by various members on the issue. However, the President informed the forum that without funds nothing can be progressed as the society had no funds to carry out major repairs. There was unanimity among all Members that extensive repairs need to be carried out. The President informed that to start with each member from category A&B will have to deposit Rs.40,000/- and those from category C will have to deposit Rs. 30,000/- for the above mentioned jobs. The following decisions were taken on the subject.

Members from Category A & B will pay Rs. 40,000/- each and category C will pay Rs. 30,000/- each in two installments by 7th May 2013 (Rs. 20,000/- and Rs. 15,000/- as1st installment) and by 7th June, 2013 (Rs. 20,000/- and Rs. 15,000/- as 2nd installment) respectively failing which interest @ 18% will be levied on the defaulters. Those Members who want to pay in one go, can submit their cheques anytime even by 7th May 2013. The list of defaulters failing to pay within stipulated time will be put up on the notice board.

An Architect will be engaged for carrying out the assessment of damage and report submitted. It was also decided that the help of Architect/Structural Engineer will be taken for executing the jobs and the fees will be paid by the Society from the above realized funds.

All cheques for major repair and maintenance will be deposited in a separate head and will be exclusively used for that purpose only.

Members are to mention ‘Major Repairs’ and flat No. at the back of the cheque leaf to be deposited with the Society.

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It was also clarified that the amount of Rs.40,000/- for category A & B and Rs. 30,000/- for category C is the initial amount and subsequently fresh demand may be made, if necessary.

2. The President elaborated the poor financial health of the society to carry out monthly maintenance. The expenses exceed the revenue every month and the Management Committee is compelled to draw money from the ‘Reserve Fund’. The salaries of House Keeping staff, Security Guards, Malis/Gardner etc. are being increased, the cost of diesel is also increasing every month, routine maintenance cost is also increasing. The President gave the details of expenditure to the Members also.

The following decisions were taken after prolonged deliberations on increase on monthly maintenance charges.

The monthly maintenance charges will be increased from present Rs.1,500/- p.m. (for category A & B) to Rs. 2,000/- p.m. and the reserve fund of Rs. 500/- p.m. will remain. The monthly maintenance charge will be increased from Rs.1320/- p.m. (for category C) to Rs. 1,800/- p.m. and the reserve fund Rs. 500/- p.m. will remain. However, the term ‘Reserve Fund’ will be discontinued because of Audit objection and henceforth it will be called only Monthly Maintenance Charges which will be Rs. 2,500/- p.m. for category A&B and Rs. 2,300/- for category C.

Those Members who want to pay the monthly maintenance allowance in one go, a rebate of Rs. 1200/- will be given for all category i.e. A B & C Members. In other words the Annual Maintenance Charges for category A & B will be Rs.28,800/- if paid in one go and Rs. 26,400/- for category C respectively if paid in one go by April 2013.

Members who want to pay on monthly basis they have to pay Rs. 2,500/- p.m. and Rs. 2,300/- p.m. by 10th of every month failing which penalty as applicable earlier will be levied.

Default in payment of monthly electricity bill will compel the Management of the Society for disconnection of electricity connection.

It was also suggested if there is shortage of fund for monthly maintenance, the Management Committee have the discretion to raise the maintenance charges by 10% i.e. upto Rs. 250/- p.m. for category A & B and Rs. 230/- p.m. for category C.

3. There was a suggestion from one member to request DG HS to empanel Fortis Hospital, Noida for cancer and kidney dialysis treatment. This was agreed to.

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There was active participation by all sections of the Members and threadbare discussions took place. Some useful suggestions by members were taken note of for future implementation.

The President thanked all the Members for sparing their valuable time and hopeful for similar active support and cooperation in the days to come.

(NANDAN SAIKIA)

SECRETARY

To

All Members