

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

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

Dated 16.10.2014

Circular No.7/2014

Subject: Minutes of the General Body Meeting held on 18.10.2014.

Please find enclosed the minutes of the General Body Meeting of the Society held on 18.10.2014. A copy of the minutes has also been uploaded at the website of the Society. Members are requested to share these with fellow members also.

(Nandan Saikia)

Secretary

All Members

Minutes of the General Body Meeting (GBM) held on 18.10.2014

The General Body Meeting of the Society was held on 18th October at 4.30 p.m. in the Community Centre of the Society. Sixty two members were present in the meeting (list enclosed)

At the outset of the meeting the President welcomed all the members on behalf of the Management Committee. This was followed by confirmation of the minutes of the last GBM. Secretary mentioned about the salient points of the last GBM and read some portions of the minutes of the last GBM. Thereafter, the report of the Secretary was presented highlighting the progress made in the Society since the last GBM held on 9th March, 2014 (copy enclosed).

After the Secretary's report, a presentation was made by the Consultant viz. Team Professionals about the journey of retrofitting of the building of the Society taking through the routes of previous prevailing positions to the retrofitting/rehabilitation done to the present positions. The presentation was made through slides and photographs. The President invited suggestions and discussions from the Members.

The salient points of the meeting and discussions that followed are detailed below:

- i. Members were keen to know that how this state of the Society building had reached and what were the reasons, which was explained by the Consultant. The members asked about future life of the building. It was explained that for normal wear and tear there is no threat to the structure of the building subject to regular upkeep and maintenance. The building was designed as per the prevalent norms at the time of designing however, thereafter norms have been modified and at present it may not be as per the existing

norms. It was also explained that instant repair work is related to the damages which could be assessed through certain tests and visual inspections. However, the scope of work also got increased once the site for repair was exposed. Stress has been given on the strength of the structure of the building and therefore, the estimated budget for retrofitting has gone up from Rs.70 lakh to Rs.1 crore. However, efforts are being made so that the total expenditure involving retrofitting, general repair, sanitary work and rain water proofing may not escalate beyond control.

- ii. It was explained by the Consultant that 5% payments of the contractors has been retained to take care of any future defects in the repair work. The contractor will be asked to rectify the defects and if he fails, the repair work will be got done by the society and the expenditure will be debited against the retained amount.
- iii. It was also explained that block-wise expenditure will be borne by the members of respective block and it may result in variation in demand.
- iv. There was a suggestion to get the building of the Society insured by an Insurance Company. It was considered to be a good move and it was decided to make enquiries about it so as to take a final decision.
- v. It was explained that the repair of structure of the society building is an ongoing job and has to be carried out on regular basis. Some new defects/damages may come to the notice and have to be repaired at the earliest. It was informed that through the present

agency M/s BDS Projects, the society has got trained one mason for the retrofitting work and the society is planning to retain the trained mason on retainer basis.

- vi. It was informed that the society is making all efforts so that no extra burden is put on the members. For which the society is mopping funds from other ways like putting the reserve fund and other receipts in Swipe Accounts, which fetches interest at FD rates. Due to the deposits in the Swipe Account, the society has gained almost Rs.2 lakh as additional interest. Moreover, by the sale of scrap, the society has collected Rs.4.5 lakh.
- vii. The audited statement of accounts of the Society for the financial year 2013-14 was laid on the table and the President informed that members can raise their queries, if any. Hard copies of the statement were made available to the Members and the audited statement had already been uploaded at the website of the Society. It was also informed that whereas the society was in a loss of Rs.5,85,386/- at the end of the financial year 2012-13, a turnaround has taken place and the society is in a profit of Rs.11,30,510/- at the end of financial year 2013-14. The accounts were adopted by the General Body.
- viii. Provisional accounts statement for the period from 1st April, 2014 till 30th September, 2014 was submitted. Members welcomed that despite 10% increase in salary of staff & other outsourced manpower, increase in diesel prices, more frequent and lengthy power cuts and so many developmental activities, the society still has Rs.1,44,000/- as surplus. It was intimated that if the present trend continues, despite ensuing 10% increase in salary etc. next year,

there would be either no increase or a little increase in the maintenance charge.

- ix. The members welcomed the step of filing Income Tax returns, which has already resulted in refund of Rs.60,000/- and it is expected that for the current financial year the refund would be around Rs. 80,000/-.
- x. Regarding Reserve Fund it was informed that the present Management Committee has not touched a single paisa of the Reserve Fund and it is fully intact. Members welcomed this with applaud. At present the Reserve Fund has touched the figure of Rs.35 lakh. It was proposed that to take care of expenditure for future repair work required, the Reserved Fund may continue to be levied so that there would be a little requirement of fund from the members and the financial burden will be less.
- xi. The Members were informed that special attention is being paid to the Generator System and R.O. Plant. An AMC has been awarded for the R.O. System. At present TDS and hardness level of R.O. water of the society's plant is comparable to any established brand like Bisleri.
- xii. Members were pleased to know that due to the persistent efforts of the society, traffic lights have been installed at the tee point and a jogging track is being laid in the adjoining green belt.

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

List of Members/Representative of Members who attended the GBM on 18.10.14

S.NO	FLAT NO	Name (Shri/Smt.)	CONTACT NO
1	A 102	Vishal Chaudhuri	8130444544
2	A 104	Rajeshwar Dayal	9868132565
3	A 201	K. Srinivasan	9968090192
4	A 301	S.S.Jha	9654310094
5	A 304	P.K.Chaturvedi	9971412198
6	A 601	Hema Rawat	9868897224
7	A 602	Nandan Saikia	9899047100
8	A 603	J.M.S Kathait	9968099949
9	A 702	P.K.Roy	9871199111
10	A 703	N.K.Gupta	9953549588
11	B 101	Sharad Kumar Srivastava	9868332627
12	B 104	Sanjay Prashar	9971691923
13	B 105	Mohd. Nasim Khan	9968125799
14	B 107	S.C. Sharma	9868940467
15	B 110	K.M. Singh	9873663013
16	B 205	L.K Mehta	9013975739
17	B 206	Dipankar Dutta	9968281062
18	B 303	R.C. Pandey	9968279894
19	B 307	B Athiyaman	9818991321
20	B 308	G.C. Upadhyay	9871856723
21	B 309	Jagdish Mulwani	9811608348
22	B 403	B.R. Venkataraman	9654209010

23	B 404	V.Raghavan	9990668150
24	B 407	G.B. Upadhyay	9873078565
25	B 409	Abdul Sadiq Khan	9650780216
26	B 410	Girish Chand Gupta	9868382886
27	B 501	P.Jagadesan	9013442842
28	B 503	Y.V.Subba Rao	8802875646
29	B 504	Anand Upadhyay	9871527700
30	B 505	Rajesh Jaiswal	9891301686
31	B 509	Saprative Sen	9818305187
32	B 510	J.P. Kukrety	9958391112
33	B 602	C.V. Ramesan	8826402406
34	B 605	Girish Chand Sharma	9013875152
35	B 606	V.Nagabhushanam	8826646317
36	B 607	Dharam Singh	9999027080
37	B 610	Sarita Rani goel	9971584520
38	B 702	Harihar Mishra	9968096068
39	B 703	K.C. Raju	9868265202
40	B 801	Suman Joshi	9582529448
41	C 103	Subhash Gautam	9456970015
42	C 105	Virendra Prasad Mishra	9971649227
43	C 107	Sunil Kumar Mishra	9958906165
44	C 201	A.K.Gupta(Shrawan kumar Gupta)	9811375063
45	C 202	Baldev Singh Saini	9811061865
46	C 206	R/o Kumud Vaid	9560382821
47	C 207	C.Rama Krishna Sharma	9818335959

48	C 301	Jagat Ram	8826007375
49	C 303	T.M. Vijay Kumar	9811363230
50	C 306	Geetha Natarajan	9868275981
51	C 307	W.M.Dhakate	9711546964
52	C 404	R/o D.P.Rastogi	9818404906
53	C 406	Munishwar Chander	9971943463
54	C 505	A. Sachidanandan	9868980054
55	C 605	Satyabrata Padhy	9868809666
56	C 704	Hans Raj	9868383853
57	C 706	Malay Kumar Halder	9868546633
58	C 801	Rajender Prasad	9810461527
59	C 802	Pradeep Kumar	9968280636
60	C 803	V.S Bhandari	9868753355
61	C 805	Rameshwar Prasad	9968281012
62	C 806	Manikandan Nair	9868282403

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Date: 18.10.14

SECRETARY'S REPORT

After the last AGM held on 9th March, 2014 wherein some decisions were taken for a major overhaul of the deplorable condition of the society. Accordingly contracts for all these jobs were awarded in a transparent manner after protracted discussions / negotiations with the vendors involving as many members as possible. Funds were raised from members as decided in the AGM and jobs commenced. Shri Sanjay Srivastava of our consultant M/s Team Professionals will give a presentation on these issues later but broadly following jobs were carried out.

1. Plumbing: - All the CI pipes of A, B & C blocks toilets and rainwater were replaced with PVC pipes. The leaky water pipes on the terrace of B & C blocks were also replaced with PVC pipes.
2. Columns/ Beams/Slabs repairs in all blocks have been carried out, Parapet repairs, wherever necessary done. The columns in 'A' block done. Grill fixing on the bridge of A block done. Staircase repairs wherever required carried out. Retrofitting jobs were carried out.
3. General repairs comprising of plastering both internal and external were done. Wire meshing, PCC work on columns and beams were done. Dismantling of all shafts done and left it open for future convenience. Some shafts are yet to be open i.e. for kitchen.

4. Terrace water proofing:- Totally 20 terraces out of 21 have been water proofed. The job involved dismantling removing old tiles, fixing new tiles, pointing, bitumen plastering and in A&C blocks glass cover were provided.

The details of these jobs will be covered later. One point we would like to inform you that our members, committee members were fully involved in review of the activities. Block wise committees were formed to impact the repair work.

The other of the activities of the Society were going on smoothly

We are happy to inform you that our members/ tenants with their families are participating in all the Society activities that we have undertaken like Holi, Republic Day/Independence Day celebrations and even today in the Diwali Mela. Participation of children and ladies of the society is heartening. For the benefit of the children we have installed 4 swings inside the Society premises, which are being used by kids for their enjoyment every evening. The Society is in the process of installing one slide shortly. Later on, we may think of other amenities like library, improved community centre, basket ball court etc.

The RO plant revamp has taken place and the quality of water is monitored. The DG sets are performing well after regular maintenance. In fact, both the DGs have performed without interruption during the lengthy and frequent power-cuts. The seepage has been drastically reduced in the Society now. Apart from the replacement of drainage pipes, the job on the kitchen pipes, rainwater pipes are being examined and such pipes would be repaired/ replaced, as per requirement.
