KAMAL VIHAR Co-Op. GROUP HOUSING SOCIETY LTD. (Regd.)

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Minutes of SGBM meeting held on 26th June'22

A Special General Body Meeting was held in the central park of Kamal Vihar CGHS on 26th June 2022. The meeting had to be adjourned due to insufficient quorum beyond scheduled 10 A.M. and could start at 10.30 A.M. with chanting of Gayatri mantra post which President Mr. S. K. Sharma gave his opening remarks and welcomed all the members present. Mr. S. K. Seth then moderated the meeting and set the ground rules at the onset of the meeting. Members were asked to restrict the discussions to the agenda points listed in the agenda circulated to them.

Agenda item No 1. : Mr. S. K. Seth briefed the members about the exercise completed by the management to establish the total water consumption and the costing which was based on the assumption that the society would need to buy water for only 4 months in peak summer season and in the remaining months the water society shall restrict the consumption within the stipulated free supply based on our entitlement per Delhi Govt norms. Mrs. Renu Jaitly also explained to the members the actual calculations and briefed them about the time and effort which has gone into conducting this exercise. The management proposed a nominal increase of Rs 300 by way of maintenance charges to cover the additional expenses on this count effective 1st July 2022 which was unanimously passed by the house after a brief discussion. Mr. S. K. Seth however informed the members that the minimal charge is based on certain assumptions and in case of these not holding good in next few months, the management shall put up for revisions if any in the next AGM and called for a round of applause for Mr. & Mrs. Jaitly who worked hard on the exercise. He also made an appeal for residents having the required skills set to come forward and support the management in various projects taking this as an example.

Agenda item 2. : Mr. S. K. Seth briefed the members about a letter received from the Govt wherein the society has been advised to get a structural audit done and submit a copy of the report by 31st May 2022. Similar letters were issued to several other societies and the work for conducting audits was underway in several societies whereas many of them have already submitted their report to the authorities. Mr. S. K. Seth h then briefed the members about the steps taken by the MC wherein references were drawn from Shri Agrasen CGHS who have already got this done recently and had called a tender for this assignment. Several firms out of the list obtained from them were sent letters over email to submit proposals after which some 4 firms have shown interest and have held meeting with the society management. He briefed the members that the expenditure involved in getting an audit done and getting a detailed plan for retrofitting based on the audit finding will not likely exceed 4 lakh and can be met out of central pool of resources without putting any burden on members. He also said that the firm can be selected out of the proposals received after taking feedback from some of the societies where they did similar work recently. The proposal was unanimously approved by the house without too many questions.

Agenda item 3: Mr. S. K. Sharma briefed the members about the progress on FAR drawings submitted to DDA and the fact that the architect M/s Gauri Associates has not briefed the management about any material progress in this matter. However, the management came to know via replies submitted to a question raised in the parliament that there are some minor objections raised by the DDA on the application which could have been resolved easily. Mr. Rajat Goyal was also invited a week in advance to come and give a briefing to the members on the progress made so far but he did not turn up. He has also communicated to the management that he cannot carry on the assignment at the old rate which he had quoted and has now asked for double the amount. Considering the past performance and unethical practices on his part Mr. S. K. Sharma proposed to terminate his contract and either negotiate with the second lowest bidder or go for fresh tendering if this does not work out. The proposal was unanimously approved after a brief discussion.

Agenda item 4: Mr. S. K. Sharma briefed the house about a proposal to carry out repairs at the rooftop which is urgent considering the water leakage and seepage in top floor flats. He informed the members that this would involve a total expenditure between 20-25 lakh based on initial estimates and the exact solution is still being discussed with the vendors and shall be finalized soon. Some of the members enquired about the options and gave their suggestions after which the proposal was passed unanimously.

Agenda item 5: Mr. S. K. Sharma and other MC members including Mr. Neeraj Batra briefed about the progress of work carried out by Ram Kumar contract related to shaft repairs so far and the fact that the performance of the contractor in terms of timeliness and quality has been far from satisfactory. Mr. S. K. Sharma asked the members as to what do they think we should to address this issue and take the project forward. After some discussions it was agreed that the management should look at other alternatives in case the current vendor is not cooperating.

The MC members including Mr. S. K. Saini, Mr. S. K. Sharma and Mr. S. K. Seth also briefed the members about the contracts awarded to OTIS for major repairs of all 12 lifts and AMC. They were given 6-8 weeks' time for repairs but due to delays in sourcing spare parts from China the process got delayed which added to the inconvenience of residents. However, an amount of 13 Lakh has already been spent and all repair works already completed. As such it does not make sense to replace any of the lifts without evaluating their performance for a few months. Any minor issues like replacement of switches / buttons can be taken care of soon under AMC.

Mr. S. K. Seth. Proposed to raise the second demand of Rs 15,000 in July as the society had already spent beyond the funds raised by way of 1st installment from the common pool. Mr. Dhawan proposed that the amount should be reduced to Rs 10,000 instead with next installment to be taken in Sept which was agreed by everyone.

Agenda item 6 Mr. S. K. Seth shared the proposal of MC to raise the parking charges of tenants for 2nd car to Rs 1,500 PM and ban the 3rd car totally. Then Mr. Vijay Kumar Malik briefed the members that the society as on date has only around 160 slots against 197, the day is not far when either we would have to restrict the number of cars allowed within the society campus to one or advise the residents to park their 2nd / 3rd cars outside the back gate of the society. Mr. Dhawan suggested a change in the proposal to reduce the charges to Rs 1,000 instead which was agreed upon unanimously. Mr. S. K. Seth also made an appeal to all residents to park their cars properly so that no parking slots get wasted.

Agenda item 7: Mr. S. K. Seth informed the house that our DG sets have been serviced after a gap of almost 3 years for which he asked the members to give a round of applause for Mr. S. K. Saini which they did. Dr Neelam raised the issue of firefighting arrangements to which the members assured the house that the same is in the to do list and shall be taken up at an appropriate time. Mr. G. S. Sethi wanted to raise some financial issues to which Mr. S. K. Seth and Mr. S. K. Sharma said that those can be taken up in the next AGM this being a special body meeting.

The meeting ended with a vote of thanks by the President and recitation of Rashtra Gaan.

SKSharma

(S. K. Sharma)
President

President
Kamal Vihar CGHS Ltd.
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