



Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.

**Kendriya Vihar-II Apartment Owners' Association**

(Website: [www.noidakv2.org](http://www.noidakv2.org) ; E-mail: [noidakv2@gmail.com](mailto:noidakv2@gmail.com) ; Tel: 0120-4984693)

No. BOM/14<sup>th</sup> Meeting/ AOA/2018-19

Date: 24.02.2019

**Minutes of the 14<sup>th</sup> Meeting of Board of Management of KV-II AOA held on 24.02.2019**

All the members of BOM of KV-II AOA were invited vide notice dated 22.02.2019, for the 14<sup>th</sup> meeting of BOM to discuss and deliberate on the Agenda items circulated with the notice. A list of members who attended the meeting is attached.

At the outset, the President welcomed the Members to the 14<sup>th</sup> meeting of the BOM and requested Secretary, AOA to take up the agenda items.

Discussions were held on the agenda points and the following decisions were taken by the BOM after deliberations:

1. **Approval of the minutes of 13<sup>th</sup> meeting held on 10.01.2019 & Review of action taken on previous decisions of BOM:**

The Minutes of the 13<sup>th</sup> BOM Meeting held on 10.01.2019, was confirmed by BOM. The Members In-charge explained the status in respect of the action taken on the decisions related to their departments in the previous BOM meeting. The following position was intimated and decisions taken:

- i) **Road Repairs:** Member in charge informed that a meeting has been convened in the office of KV-II today at 5.30 PM with the members of the Association having experience in the relevant field to assist at the various stages of the work of repair of roads inside the campus including award of contract and actual execution. Final decision on the matter will be taken thereafter.
- ii) **Earthing of 20 OTIS Lifts.** – It was informed that a survey of lifts where this work is essentially required to be carried out is yet to be taken by the team of OTIS and the staff of AOA. The matter will be taken up with OTIS staff again and a final decision on the number of lifts to be covered under the work will be taken after receipt of their report.
- iii) **The status of SCN** on service tax was given in the meeting and it was informed that service tax due on AOA has been worked out by the CA, dealing with case and a reply on behalf of AOA is likely to be filed by him sometime in next week within the extended period sought from the service tax department.
- iv) Member in charge informed that 60% advance payment has been made to **ThyssenKrupp Elevators (TKE) for repair of lift of Block No. 101** for bringing it under AMC. The total cost of the work which include replacement of the existing non-TKE main control panel (which was installed by some local vendor) by latest microprocessor based TKE make controller is Rs. 325000/- (ex.GST). After procurement of material /equipment the Agency will intimate the time schedule for carrying out the work.
- v) Member in Charge informed that the works to **revive fountain at Gate No. 2** has been completed by replacement of old and beyond repair pump with new sewage pump of 1.0 HP.



- vi) Member in Charge informed that the work to **repair leakage of pipe ,replacement of valve of water pump at CC-2** has been completed at the cost of around Rs. 70 000/-
- vii) Member in charge informed that a **new Tuloo pump in park of Pocket 3** has been installed at the already approved cost of Rs.44200/- plus GST .
- viii) Member in charge informed that work order for the work of **fixing of broken glass panes in Fire Extinguisher Chambers** in 100 Blocks have been given to the contractor dealing in the work at the rate of Rs. 640/ - per chamber. The contractor is yet to start the work.
- ix) It was informed that although necessary formalities for opening of AOA account in HDFC Bank Sector 110 Market have been completed , the Account has not yet been opened.. HDFC is asking in piecemeal **id proofs** of different members of BOM inspite of the fact that id proof of office bearers who are authorised to sign cheques on behalf of AOA have already been given to them. It was decided that instead of responding to the further queries of HDFC, we may inform them that AOA is now not interested in opening Account in HDFC.
- x) It was informed that on the issue of **opening of Gym in KV-II complex** a meeting of BOM with residents was held on 3<sup>rd</sup> February ,2019 in which it was decided that for setting up of an indoor Gym prior approval/permission of CGEWHO and Noida Authority may be taken and accordingly a request has been made to the CGEWHO. It was also decided that open Gym may be set up with the funds of AOA at identified site in the campus and a decision in this regard is to be taken by the BOM. It was the general views of the members of the BOM that the work can be undertaken at park near DG SS-5 in Pocket -4. BOM approved the proposal.
- xi) It was informed that in the last meeting, budget of Rs.1.50 lakh was approved for the **Republic Day 2019 Celebrations**. The actual expenses on the event was not produced before BOM for approval. Treasurer informed that break up of actual expenses incurred on various activities under this head is being prepared and will be submitted for consideration and approval of BOM shortly.
- xii) Member in charge informed that work for **installation of an IP based CCTV System** consisting of 04 Channel DVR, Hard Disk for recording DVR Rack , UPS etc. in order to make CCTV cameras installed in Block 98 and 113 fully operational has been completed at the approved cost of Rs. 35000/- (ex.GST).
- xiii) Member in charge informed that **wire-mesh fencing of Park adjacent to Kendriya Bhandar** at CC-I as proposed in the previous meeting has been completed. The expenditure incurred on this work is Rs220500/- (excluding GST).
- xiv) Member In charge informed that **Grit work on outer walls of 13 Blocks** has been completed and a list of Blocks covered under this work has been placed on record.
- xv) Member in charge informed that **the repair work of 275KVA DG set (Greaves make) at SS-5 and 275 KVA (Kirloskar make ) Generator at SS-9** has been completed through M/s Power Tech Engineering Services at the cost of Rs.114100 (ex.GST).



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## **2.Approval of monthly Income and expenditure statements for the months of September–December-2018 and January 2019.**

It was informed by the Treasurer that the monthly Income & Expenditure and Receipts & Payment statements for the months of April -November, 2018 have been submitted by the CA. The R&P statement for the month of April 2018 shows an error with regard to common area electrical expenses and also with regard to closing cash in hand in respect of certain months. CA has been asked to furnish the corrected statements so that these may displayed on the notice boards for information of the residents.

3. It was informed that the tentative date for holding BOM election is 7.04.2019. The work relating to updating the defaulter's and voter list is in progress. Steps have also been taken to appoint an election officer for conducting election. A meeting in this regard has been held by the President and Vice President with Shri J.P.Uppal, President, RWA Sector 36, Noida R/o C—1/100, opposite Community Centre, Sector 36, Noida and he has agreed to act as Election Officer to assist the KV-II AOA in conducting the elections. It is proposed to grant him honorarium/ fees of approx.Rs.20,000/- for performing duty of the Election Officer. Copies of Bye-Laws of the Association and Procedure for conduction of AOA Business, have already been handed over to him. The final defaulter's and voter list and a tentative programme for holding election will be handed over to the Election Officer shortly. The final Election Schedule will be intimated by the Election Officer thereafter.  
BOM approved the proposal.

## **4 Any other matter with the permission of Chair.**

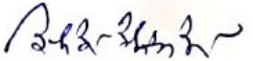
- (i) Annual Tank Cleaning: It was informed that annual tank cleaning programme is to be taken up for all underground reservoirs(03), overhead tanks (120) in the coming month. The member in charge informed that it is proposed to undertake cleaning of the 10 harvesting pits in the campus also this time. The pits were last cleaned in 2016-17. The matter has been taken up with the Agency that has carried this work last year and they have agreed to do the work with 5% increase over the cost incurred last year. The agency will also clean harvesting pit @ Rs.5000/- per pit which they have charged in 2016-17.  
BOM approved the proposal.
- (ii) Member In charge informed that annual contract of Horticulture service will expire on 28.2.2019 and it has been decided to extend the contract on the existing terms and conditions for three months upto 31.5.2019. BOM approved the proposal.
- (iii) Member in charge informed that after L-shaped wire-mesh fencing of park adjacent to Kendriya Bhandar, suggestions have come from residents that the near by small park at CC-I may also be fenced. BOM approved the proposal.
- (iv) Store Room on terrace of CC-I : Members noted that in the absence of an earmarked safe space for storage, the electrical material and tools purchased for electrical maintenance and repair work are being kept in the room of the office of AOA till the same are utilised in the work. Even bulk of the old material replaced in the process, is being brought and kept in the office. This is limiting the space available in the room for the office work. It was proposed that a store room may be constructed on the space available on the roof of CC-I adjacent to but outside the area of stair case. BOM approved the proposal and directed the



Member In charge to submit a report for the work required to be undertaken including the cost involved for consideration and approval.

- (v) It was informed that it was a long standing observation of the residents that the direction of the seating position of the security supervisor/guard at entry side of Gate No1 at CC-I may be rearranged so that every visitor and vehicle entering through the Gate comes under the direct vision of the security. It was suggested by the members that the concrete slab in that area may be removed and the space utilised for seating of guards/supervisor by repositioning their tables and chairs. Further, the present position and direction of iron gate for entry of visitors at this gate may be changed for straight and easy movement of visitors. BOM approved the proposal.
- (vi) Member in charge informed that for proper storage of office record which is lying scattered on the floors and on chairs in the office, a steel almirah of appropriate size may be procured and placed at the space earmarked for the purpose in the office CCTV room. BOM approved the proposal.

The Meeting ended with a vote of thanks.

  
(Anil Uniyal)  
Secretary

- Copy to: 1. All BoM Members  
2. All Notice Boards/AOA Website