



Regn. No. 73/2005-06

Kendriya Vihar-II Apartment Owners' Association

Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.
(website: www.noidakv2.org ; E-mail: noidakv2@gmail.com ; Tel: 0120-2463700)

No. BOM/9th Meeting/ AOA/2018-19

Dated: 16 .07.2018

Minutes of the 9th Meeting of Board of Management of KV-II AOA held on 8-07-2018

All the members of BOM of KV-II AOA were invited vide notice dated 01.07.2018 for the 9th meeting of BOM to discuss and deliberate on the Agenda items circulated with the notice. Dr. A.K.Raina, Vice-President who was out of station could not attend the meeting. List of Members who attended the meeting is attached.

At the outset, the President welcomed all the Members to the 9th 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 8th meeting held on 03.06.2018 & Review of action taken on previous decisions of BOM :

The Minutes of the 8th BOM Meeting held on 03.06.2018, was confirmed by BOM with the observation that the monthly income & expenditure (Receipts and Payment) statements for the months of March –June 2018 duly reconciled, may be submitted for confirmation and approval. It was informed by the Treasurer that A/c for the year 2017-18 prepared by CA is showing certain suspense amount under expenses which is to be reconciled. Action is being taken by him and he has been requested to submit the reconciled statements for receipts & payments and income & expenditure in respect of the year 2017-18 and monthly receipts & payments and income & expenditure for March –June 2018 within this week.

2. The Members In- charge explained the position 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) Repair work of Generator SS- 7 has been completed and DG set is now operational. Member in charge informed that the work for repair of DG Set at SS-7 was given to ,M/s Powertech Engineering Service, Main Road Khichripur , Delhi at the estimated cost of Rs.180000/-(ex.taxes). Although, the agency had mentioned in their quotation the cost of a new controller card (Rs.55000/-) it was not included in the cost of the work because it was informed by them that necessity of replacement of controller card would become clear only after the machinery is repaired and tested for operation. During the course of the work it was found that the repair of the DG set required replacement of Controller card and also sundry other electrical items which were not included for replacement /repair in the original quotation but were later found essential to be replaced in order to make the DG set fully functional. This has resulted in additional expenditure of Rs. 83345/- (Rs.55000/- for Controller card and Rs. 28345/- for other electrical spares) leading to the total expenditure of Rs.300905/-(incl. taxes) The ex-post facto approval of the expenditure on this work was objected to by Shri P.S.Bhandari, Member on the ground that the proposal was not considered and approved by the BOM / Executive Committee and was against the rules and regulations to be followed in this regard. The contention of the Member was not correct. It was explained that the work for repair of Generator SS-7 was a long pending issue which was to be attended to on a priority basis to secure uninterrupted supply of electricity in common areas of the complex. The matter was therefore taken up for consideration by the present BOM in its meetings held on 27.12.2017 , 13.05.2018 and 03.06.2018 and in -principal approval was given for this work. In the 7th Meeting of BOM held on 13.05.2018 it was informed that "**Quotations have already been obtained for repair work on Generator SS-7 and the work order will be**

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issued shortly". The work order was issued for the work on 15.5.2018 under the signature of Member-In charge, Secretary and President. In the 8th Meeting of BOM held on 03.06.2018, it was informed that **"Repair work of Generator SS- 7 is in progress"**. Shri Bhandari, Member has also attended this meeting and was also signatory to the minutes issued in respect of the meeting. In view of the position explained, all members of Board except Shri Bhandari were of the considered opinion that procedural objection raised against carrying out of the work in question was not correct. BOM with majority approved ex-post facto the expenditure incurred on this work.

(ii) In respect of construction of shades on three Generators at SS-5, 7 it was informed that a few contractors dealing with this work have been approached and final proposal in this regard will be submitted after considering the quotations received from them .

(iii) The work regarding Painting/ Repairing of Electrical Panels in KV-II Complex which were in a dilapidated condition was approved in the 6th meeting of BOM held on 25.03.2018. The work is in progress and is being carried out by M/s N.K.Fabrication, Vasundhra, Ghaziabad at the estimated cost of Rs. 29,700/- (Rs.1100x27) (excluding GST as applicable) with necessary material (including enamel paint -Nerolac /Asian/Burger) and labour charges.

(iv) AMC for DG sets-Member in charge informed that some agencies dealing with this work have been approached but they have not yet submitted their quotations. Final proposal in this regard will be submitted after considering the quotations received from them .

(v) In respect of fresh allotment of Shop No. 2 at CC-II it was informed that the quotations for auction of the shop on monthly rent basis have been invited from prospective bidders in the complex and process is to be completed by 31.7.2018. Since no quotation has yet been received, the date of auction has been extended from 7.7.2018 to 15.7.2018.

(vi) Repair of all Fire Fighting water pumps and motors.- It was informed as already decided this work is to be carried out in phases. A comprehensive proposal for the work in respect of all the blocks of the KV-II complex is yet to be prepared.

(vii) Payment of EPF liability of Rs.798446/- It was informed that the amount has been recovered by the by Office of PF Commissioner .The PF A/c Nos. and password in respect of the individual beneficiaries of the staff of this office have not yet been submitted by the PF office to ensure deposit of the said amount into the individual A/cs. The matter is being pursued with the office of PF Commissioner.

(viii) Finalisation of date for holding of Annual GBM – In the last BOM meeting, the date of holding Annual GBM was tentatively fixed for 24.06.2018 in the hope that audited accounts, balance sheets and other related information for the FY 2017-18 will be received from the CA well before the due date. But the same is yet to be received .The status of audit of accounts for the year 2017-18 and all related issues has been discussed with CA and he has assured that all requisite information regarding accounts, including receipt and expenditure of the society for the year 2017-18 and also 2018-19 (upto June, 2018) will be submitted by him as early as possible. It was decided that date for holding meeting AGM will be fixed after the requisite information is received from CA.

(ix) Work of installing of a sliding gates at entry of Gate No.1 has been completed except some residual civil work which will also be completed shortly. The sliding gate at exit side of Gate No.1 will be taken by the contractor after watching the performance and operation of the sliding gate at the entry side for a fortnight.



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(x) The work for construction of iron door and shade on the roof/stairs of CC-I has been completed.

(xi) The work for repair/replacement of damaged floorings in the lifts of the complex is in progress. So far floorings of 18 number of lifts have been replaced.

(xii) The work of annual cleaning and de-silting of all drains within the complex of the KV-II and removal of sewage malba at the disposal sites has been completed.

(xiii) Members in charge informed that replies to internal Audit Paras relating to their work are being prepared and will be submitted shortly.

3. Approval of monthly Income and expenditure statements for the months of March -June, 2018

Treasurer informed that CA was requested to forward the monthly Receipts and Payment and monthly Income & Expenditure Statement for the Months of March-June 2018. The CA has however submitted Profit & Loss statements for the month of March and April 2018 showing expenses and income of the society. CA has been asked not to prepare profit and loss statements but monthly Receipts and Payment and monthly Income & Expenditure Statements for all the noted four months in respect of the society. The statements will be displayed on the notice boards for information of the residents.

4. Review of work pending with CA-Treasurer informed that all pending issues such as reconciliation of payments and receipts statements of 2017-18; and 2018-19 (upto June 2018), Balance Sheets for all these years, Budget for the year 2018-19, submission of ITRs in respect of AYs 2018-19 and status of refunds and rectified returns for 2017-18, 2016-17 are being pursued with CA for early finalisation and submission. BOM decided that all issues may be sorted out by holding regular discussions/ meetings with CA and obtaining daily reports from his office in this regard so that we may be able to hold the AGM as early as possible.

5. Review of progress of work relating to installation of CCTV cameras and inter-com connections- It was decided that a detailed report on the work done on both these item of work may be obtained from the Agency, M/s Krishna Communications and submitted for consideration in the next BOM meeting. Also, a list of defaulter cable operators along with the outstanding dues pending with them may also be submitted.

6. Consideration of proposal of JIO and other internet /cable services providers for providing services at revised rates- The proposal of JIO was put up before the Board Members. It was the general opinion that the proposal needs thorough examination considering the past policy of the AQA in this regard and may have to referred to a committee consisting of a few board members and other stake holders. The Board decided to defer the matter for the time being.

7. Replacement /repair of items in Power factor panels to improve power factor and consideration of AMC thereof-

Member in Charge informed that Power factor of 3 Nos. connection(SS Nos.2, 5 and 9) having load 419KVA, 334KVA and 145KVA is very poor. With rearrangement of capacitor unit and providing additional units of different capacity and proper regular maintenance the power factor can be improved and remarkable savings can be made in the power consumption. Earlier in March/April 2015 efforts were made by replacing some equipments which resulted in the reduction of overall charges and a savings of

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Rs.1,85,750 and at that time the power factor reached at 0.96, 0.94 and 0.85. It was further informed that the power factor has again gone down resulting in huge electricity bills. The Electrical Agency dealing in the work, M/s. DAV KARAN, were approached and they have suggested replacement/repair of certain items for improvement of the power factor. BOM approved in- principle the work and directed that detailed estimates of the spares required service station- wise and cost of labour involved may be obtained and placed before the BOM for consideration and approval. Further, the necessity for power factor maintenance on annual basis (AMC) to constantly monitor and maintain the power factor above 0.95 may also be considered and suitable proposal submitted in the next meeting of BOM.

8. Approval for laying underground cable for linking DG Sets at SS 9 and SS-5 for uninterrupted power supply in all common areas through working DG Sets at SS-7, 5 & 9-

Member in charge informed that DG sets at SS-7 which was not functioning since long has been repaired and has become operational. Thus, at present out of four generators in the campus three at SS No.9, 7 and 5 are in working condition. The generator at SS No.2 is unserviceable. It will need replacement and may involve considerable cost. The generators have to be interconnected for continuous supply of electricity in the common areas in the campus, in case of failure of electricity. At present the generators at SS No.9 and 7 are interconnected. The generator at SS No.5 is connected to Generator at SS No.2, which is defunct now. Hence, to maintain continuous supply of electricity in the common areas the campus generators at SS No.9 and 5 are to be connected. After this linking, DG back-up will function up to SS No.2 also. It was further informed that the estimated cost of the work including material and labour cost will be around Rs. 1.5 lakh and that the work is in progress. BOM approved the proposal.

9. Approval for work undertaken in emergency for repair/replacement of submersible water pump in Bore well at CC-I

Member in charge informed that emergency work was undertaken during the last month of June '18 for repair /replacement of defective 10HP submersible bore well pump at park near CC-I for additional supply of water to the main reservoir at CC-I. One KSB submersible Pump of 10HP of similar rating was procured from M/s Apex Engineers, Sector 10, Noida and lowered in the borewell to meet the water shortage crisis that was going on in the complex. The cost of the work was around Rs. 41000/- (ex.GST) and lowering charges.

BOM approved the work and expenditure thereof.

10. Plantation of hedges around the parks and open green areas in the complex-

Member in charge informed that hedges around most of the parks and open green areas in the complex have dried up and are to be replaced by growing new hedges. The issue regarding selection of plants for hedges and the cost involved has been taken up with the horticulture contractor and work will be taken up shortly.

11. Service regularisation of Shri Ranjan Mishra, currently working on daily wage basis as security supervisor with one weekly off.

No agreement could be reached amongst the members on this issue. It was decided to defer the matter for consideration in the next meeting of the BOM.

Shri Ranjan Mishra



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12. Engagement of Legal Counsel for issuing legal notices for recovery of subscription charges from defaulters.

It was informed that notices have been issued by the office of AOA from time to time to residents who are not paying monthly subscriptions and are included in the defaulters list maintained by the office. But a majority of defaulters are not responding to these notices as a result of which a large sum of subscription dues are pending. It was proposed that legal notices should be issued to each defaulter and a legal counsel may be engaged preferably, practicing in Surajpur Court for preparing and issuing such legal notice. Appropriate terms and conditions may be finalised for engagement of counsel. BOM approved the proposal.

13. Any other item with the permission of chair.

i) It was proposed by the Member In charge that Shri Om Prakash, who has been engaged to assist the AOA office in supervising the House keeping and Horticulture work on daily wages basis has requested for increase in the his daily wage rate which is presently Rs.350/- per day. The issue was discussed and It was proposed that since the office of AOA is engaging labour from outside for civil works on the daily wage basis at the rate of Rs.400/- per day of work, the daily wages of Shri Om Prakash may also be brought at par and increased to Rs.400/-per day with effect from 9.7.2018. BOM approved the proposal.

ii) Member in charge informed that apart from day to day repair and maintenance work following civil and plumbing works were also carried out during the month of June, 18:

(a) Repair, Rewinding and replacement of spare parts such as Float valves etc. of 5 number of submersible pumps;

(b) Repair /rewinding and replacement of defective spares of 1.5 HP submersible bore well pump at Gate 3/ Pocket VI;

(c) Repair of swings and benches at parks near Pocket VII;

(d) Painting of iron grills of boundary wall around the complex including welding of broken parts wherever necessary;

(e) Repair work of main water supply pump DSM at CC-I

(f) Repair of two fire fighting water pumps in Pump house No.1 near CC-I

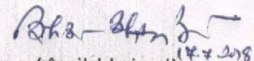
(g) Repair of 8" breaking valve and connecting it in water line with Pump No.1.

(h) Fabrication of RCC drain covers has been completed for 400 pieces and replacement of broken drain covers at number of places have been done. It was proposed that the work may be continued for fabricating another 400 pieces.

BOM approved the works undertaken and proposed for future, as noted above.

(iii) It was informed by Treasurer that monthly subscriptions are being received from a large number of residents through NEFT without requisite details such as Flat Number, Owner's name. This is creating problems of reconciliation in proper head of accounts. It was suggested that all residents may be advised /requested to make payment of subscriptions through Cheque or Credit/ Debit card in the office of AOA **or else** if they want to make payment of subscription through NEFT only, then the Flat No. and owner's name should be invariably mentioned while making payment.

BOM approved the proposal.


(Anil Uniyal)
Secretary

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



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9th Meeting of Board of Management of KV-II AOA held on 08.07.2018

List of participants

1. Sh. R. C. Upadhyay	-	President
2. Sh. Anil Uniyal	-	Secretary
3. Sh. Ravinder Pal	-	Treasurer
4. Sh. N. K. Kaushik	-	Assistant Treasurer
5. Sh. V.K.Rastogi	-	Member
6. Sh. A. K. Bhatia	-	Member
7. Sh. Mahendra Singh	-	Member
8. Sh. S. K. Nair	-	Member
9. Sh. P.S.Bhandari	-	Member

Bhandari