

Residents Welfare Association
Shaktikunj Apartments, B-9/3, Sector-62, Noida
Minutes of General Body Meeting Held on 08.01.2006

Date: 08.01.2006

A meeting of the General Body of RWA-Shakti Kunj was held on 08.01.2006 within the premises of Shakti Kunj during 11.00-13.00 Hrs..

1.0 Members Present

During the meeting, a total of 82 members were present. List of Members present in GBM is placed at **Annexure – I**. The GBM was presided over by Sh. D. P. Singh, President – RWA.

2.0 Address By President

President – RWA, Sh. D. P. Singh welcomed the members and addressed the house. Text of the Address as read by the President is placed at Annexure – II.

3.0 Report and Address By Secretary

Secretary – RWA, Dr. Vijay Prakash addressed the house and presented a detailed account of the recent developments and proposed activities of RWA. The Report as read by the Secretary is placed at Annexure – III.

3.0 Resolutions Passed During GBM

3.1 During the meeting, a summary of actual expenditures by RWA during May-December, 2005 and an item wise break up of average monthly expenditure per flat were presented (Annexure-III). The following resolutions were approved by General Body with respect to enhancement of Maintenance Charges:

- a. Monthly Maintenance Charges for the society shall be revised to Rs. 1250 per flat per month with effect from 01.04.2006.
- b. In order to recover the deficit during 2005-06 on account of increased cost of electricity, diesel, services, salaries and maintenance, a surcharge of Rs. 100 per flat per month for 2005-06 shall be levied. This amount, i.e. Rs. 1200 shall be payable along with the maintenance charge of the next year.

3.2 During the meeting, a summary of actual expenditures by RWA incurred from the funds collected (Rs. 20,000 and Rs. 25,000) and status of availability of funds were presented. In addition, a number of modifications/ developmental works were proposed to be undertaken. It was approved by the GBM that the following activities shall be undertaken on priority:

Item of Work	Amount (Lakh Rs.)
Finishing of Meter Rooms in 9 Blocks	1.50
Changing the membrane of RO Plant	1.00
Replacement/ Restoration of Pumps, Control Panel and Safety Systems	1.00
Construction of Fire Escape Bridges between adjoining blocks (1-9, 2-3, 4-5 and 6-7)	5.00
Lead Sealing of GI Pipes to control the seepage in the Shafts	1.00
Providing iron grills in staircases	5.00
Razor wire fencing above boundary wall on the three sides	2.00
Construction of RWA Office and Facilities (Already completed, approved by GBM)	1.25
Total	17.75

Further, it was approved by the GBM that the above expenditure of 17.75 Lakhs shall be partly met from the Balance Corpus Money (Rs. 25,000.00 collected for completion and lifts etc.) and partly from the fresh demand to be raised by RWA. Accordingly, an amount of Rs. 4,000.00 shall be payable by all members along with the maintenance charge of the year 2006-07. This will amount to be Rs. 8.80 Lakhs. The balance Rs. 8.95 Lakhs shall be taken from the Balance Corpus Money (Rs. 25,000.00 collected for completion etc.).

- 3.3 The following developmental activities were also proposed and appreciated by GBM. However, it was decided that these activities shall be undertaken at a later date, after approval of GBM and depending on availability of funds:

Item of Work	Amount (Lakh Rs.)
Change in RO Water Header by HDPE Pipeline	4.00
Connections of the drains of small balconies to main drain pipes	5.00
Conversion of more stilts into community center (for play area, guest house, party area etc.)	2.00
Total	11.00

3.4 Penalty for Delays in Payment of Completion and Maintenance Charges

The house discussed the issue of late payment of Completion and Maintenance charges. It was unanimously resolved that late payments should be accepted with penalty. For maintenance charges, a late payment charge of Rupees 125/- shall be charged for each quarter of delay (i.e. three months).

For delay in completion charges, as decided during the last General Body Meeting held on 10.04.2005, a penal interest as follows shall be charged.

- a. Payment between 1st August 2004 – 31st December 2004: @ 10 % per annum on the balance amount as on the date of payment.
- b. Payment after 1st January 2005: @ 10 % per annum on the balance amount as on 31st December 2004 + @ 12 % per annum on the balance amount as on the date of payment.

It was informed by the Executive Body that many members are paying Completion and Maintenance charges with penalty as described above. However, if a payment is received without penalty, the same is not refused. It was resolved that, a part time accountant shall be appointed to maintain individual accounts since start of RWA and calculate penalties wherever applicable based on actual dates of payments.

Several Members felt that the discount on annual payment of maintenance charges is creating a huge deficit in RWA Account (last year 90 members paid annual charge causing a deficit of Rs. 90,000.00) and the same should be discontinued. However, it was clarified by Executive Body that annual payments eliminate the problem of cash flow in running RWA Services and hence, these are helpful. In view of the above, it is resolved that the system of Annual Payment should prevail. However, the discount should be reduced to Rs. 500.00. It means, for 2005-06, the annual payment shall be Rs. 1250.00 x 12 – Rs. 500.00 = 14500. The discount so offered shall be adjusted by the interest accrued on the amount in Bank Deposit.

4.0 Suggestions Received from Members

During the meeting, a number of esteemed members present suggested various actions regarding improvement of safety, security and functioning of RWA. These suggestions have been noted by Executive Body and actions shall be taken after further deliberations in the Executive Body. The list of suggestions shall be circulated separately. It was resolved that one electrician and one plumber are extremely inadequate for a society of 220 flats and one more electrician and one more plumber shall be employed.

5.0 Vote of Thanks

President, Sh. D. P. Singh read Vote of Thanks and day's proceedings were completed.

Annexure-II

GENERAL BODY MEETING ON 8TH JANUARY – 2006 ADDRESS BY PRESIDENT SHRI D. P. SINGH

Dear Members,

On behalf of all the members of Executive Body and on my own personal behalf I would like to wish all the members of RWA-Shaktikunj a very happy and prosperous New Year, 2006. You may recall that the present Executive Committee was elected during GBM held on 10th April, 2005 and the same took charge on 1st May, 2005. We have completed 10 months in office. I, personally and on behalf of my team am thankful to all the members for the opportunity given to us and cooperation extended to us to contribute directly in making Shaktikunj one of the Best Societies in Sector-62 and in Noida. I welcome you all to this mid term General Body Meeting of RWA.

As you are already aware, our Society has received the First Prize in the Inter Society Good House Keeping Contest, 2005 organised by Federation of Sector-62, RWAs. In this contest, thirty member societies of the Federation participated and the winner of the contest was decided based on a 43 point checklist of parameters through a panel of eminent judges. Congratulations to all of you. It is all your support and cooperation, which has made it possible to achieve such a distinction.

We have few more good news to share. Our Society has cleared all dues to external agencies (including lift, architect fee etc.) and now, our society is complete in all respect. RWA has already started a regular office cum community center below Block-8, in order to strengthen and streamline our services.

Recently, there have been some displeasing incidents with respect to Security and water supply. All our team members are working hard to sort out the issues. I appeal to all the residents to please bear with us and cooperate during difficult times. I also appeal to the residents to come forward and make their own contribution in running the RWA and various Committees.

The report read by the Secretary, Dr. Vijay Prakash would dwell on these issues and other items of agenda in detail.

Thank You.

Annexure-III

GENERAL BODY MEETING ON 8TH JANUARY – 2006 ADDRESS BY SECRETARY DR. VIJAY PRAKASH

Respected Mr. President, Mr. Vice President, Esteemed Members of Executive Body and Dear Friends,

I join Mr. President Shri D. P. Singh in welcoming you all to this mid term General Body Meeting of RWA and wish you a happy new year.

Major Developments and Activities:

- 1. Completion and Clearing of Dues:** VVSAS and RWA have raised funds from esteemed members twice, once Rs. 20,000 and again Rs. 25,000 for completing various services of the Society, clearing the dues (liabilities transferred by VVSAS) and Completion. During last meetings, in which I was also present as a member, there was always a sense of doubt. Whether everything is all right with the Society, whether all dues are genuinely cleared, whether there are no more liabilities, whether society will get completion, whether we have to pay some more money etc. etc. TODAY, I AM PLEASED TO INFORM THAT EVERYTHING IS FINE, ALL DUES ARE CLEARED, THERE ARE NO MORE LIABILITIES AND OUR SOCIETY IS COMPLETE IN ALL RESPECT. We have all the documents and records with us and everything is all right. The details of expenditure for both the collections are available with us. Any one can check it. The balance money is available with RWA. It is your money and we want to know what we can do with that money.

- 2. Security:** The security is still the biggest challenge for the RWA. During past few months, there have been several cases of day light burglary and attempts of burglary in the Society. We have also tried a change in the Security Agency, but that did not yield desirable results. The biggest challenge is to get acceptable level of service from the Security Agency. It is imperative that not only the Security Committee Members, but all the residents take deep interest in security matters and cooperate with RWA as well as Security Agency. The Security Committee as well as some volunteer members are working hard to set the things right. We welcome any suggestion and any volunteer in this activity.

- 3. Services:** Services like DG Set, Elevators, Supply of RO Water, and Supply of Normal water has been satisfactory throughout the year. However, as the Society and the machines are getting older, the break downs are more frequent and the cost of maintenance is increasing. We had a major fire in HT/LT Panels during May, 2005. There has been a major break down of water supply pumps in last few days, due to which, both normal water supply as well as RO Water Supply were

affected. We sincerely regret the inconvenience caused to our members on account of this. Our Water Committee is working hard on this issue. We are procuring new pumps and changing the system of maintaining pumps and water supply system. We thank residents for their patience and cooperation and promise not to let it happen again.

4. **Maintenance Charges:** Greater consumption of Electricity, higher electricity tariff, higher diesel cost, increasing cost of maintenance, increasing cost of services etc, have resulted in higher monthly expenditure. The present monthly maintenance charge of Rs. 1000/- per month is extremely inadequate to cover these increases. We propose to hike the monthly maintenance charges from 1,000 to 1,250 from 1st April, 2006. We also propose to recover the deficit for the previous months in the next year. We want your approval on both accounts.
5. **Further Modifications/ Developmental Works:** Whatever has been planned and promised by earlier RWAs, has been completed. We have still some money left with us. However, we have more plans to make this Society a better and safer place to stay. We propose to undertake some works, which are essential as they affect our safety, security and quality of life. We have been getting lots of suggestions for undertaking these works by residents. I will read them one by one and seek your opinion on the activities as well as source of funds for undertaking the same. As the GBM is the supreme body, we would like to seek its approval before proceeding any further.

Now, I open the house for discussion. At the end of the discussions, the proposals shall be taken one by one and resolved by the General Body.

Thank you.

**Item wise Break up of Monthly Maintenance Charges for
Shakti Kunj Apartments, B-9/3, Sector-62**

Facilities:

No. of Flats/ Blocks	220 Flats in 9 Blocks
No. of Lifts	18 (2 in each block)
R.O. Plant Available	Yes
Duration/ Frequency of RO Water Supply	30 minutes, once a day
DG Set	Available
Back up Power Supply to Individual Flats	500 VA
Horticulture/ Gardening Activities	Yes
Agency Responsible	A gardener is employed
Security Agency	No. of Guards during Day: 1 Sup.+4 Guards/ Night: 1 Gunman + 3 Guards
Sanitation Agency	M/S Sulabh International
No. of Electrician/ Plumber Employed	One Electrician + One Plumber (day time)

Income:

Current Maintenance Charges	Rs. 1,000.00 Per Month (with a facility of Rs. 11,000.00 one time annual payment)	Rs. 965.00 per flat per month*
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* with 90 persons opting for annual payment

Expenditures

Items of Expenditure	Approximate Amount	Exp. per Flat per Month
Cost of AMC for 18 Lifts	Rs. 3,30,000.00 per annum	125.00
Security Services	Rs. 25,000.00 per month	114.00
Housekeeping (Sanitation) Services	Rs. 23,000.00 per month	105.00
Consumables for House keeping and Gardening, Whitewashing, minor maint.	Rs. 1,00,000.00 per annum	38.00
Electricity Bill	Rs. 50,000.00 per month	227.00
Diesel Charges	Rs. 60,000.00 per month	273.00
Electrical & DG Set Maintenance	Rs. 60,000.00 per annum	23.00
Water Bill	Rs. 2,21,000.00 per annum	84.00
Salary of Electrician	Rs. 7,000.00 per month	32.00
Salary of Plumber	Rs. 5,000.00 per month	23.00
Salary of Gardener	Rs. 3,000.00 per month	14.00
Telephone & Intercom: Rental & AMC	Rs. 30,000.00 per annum	11.00
Chemicals & Maintenance: RO Plant	Rs. 70,000.00 per annum	27.00
Maint. of Fire fighting equipment	Rs. 30,000.00 per annum	11.00
Temple and Community Activities	Rs. 60,000.00 per annum	23.00
Contingencies (Break downs, Civil Repairs etc.)	Rs. 2,00,000.00 per annum	68.00
Salary of Additional Electrician	Rs. 5,000.00 per month	23.00
Salary of Additional Plumber	Rs. 5,000.00 per month	23.00
Total		1244.00