

[Minutes of PWCAOA Weekly BOM Meeting]

OCT 24TH, 2021 11 AM TO 2:15 PM

MEETING CALLED BY	Secretary
TYPE OF MEETING	Weekly BOM Meeting (Physical)
FACILITATOR	President
NOTE TAKER	Secretary
TIMEKEEPER	Secretary
ATTENDEES	1.President-Mr.Abdul Sattar,2.Secretary-Mr.Harirajan,3.Treasurer-Mr.Samidh Chatterjee,4.BOM-Mr.Nagesh Rao,5.BOM-Adv.Nitin,6.BOM-Gowri Shankar,7.BOM-Mr.Anoop Kumar,8.BOM-Vijay Tripathi,9.BOM-Anant Iyer,10.BOM-Mr.Keshav Murthy,11.BOM-Mr.Pritam,12.BOM-Mr.Senthil Andavan

AGENDA TOPICS

TIME ALLOTTED	AGENDA TOPIC	PRESENTER
11:00AM -- 11:30AM	Formation of Technical Committee	President-Mr.Abdul Sattar
11:30AM – 12:15PM	Finalization of SQUAD Service Agreement	President-Mr.Abdul Sattar/Mr.Vijay Tripathi
12:15PM – 12:45PM	Discussion w.r.t allegation on Security In-charge Mr.Gowri Shankar	Member Grievances Committee
12:45PM – 1:15PM	Water Seepage & Leakage Issues in common area of flats	Secretary-Mr.Harirajan/Treasurer-Mr.Samidh/TM-Mr.Yogesh
1:15PM – 1:30PM	Airtel-Unitel and Universal Foods monthly rent raise	Discussion by BOM
1:30 PM- 1:45 PM	MyGate Vs Tally Accounting	Discussion by BOM
1:45PM-- 2:00PM	Appointment of Vice-President	Discussion by BOM
2:00PM-2:15PM	Extra points for Agenda	BOM-Mr.Nagesh Rao

Discussion and Follow up

--

>1. It was decided by the board that association will call for technically competent owners to self-nominate and associate their names to help the association for technical related work pertaining to STP/WTP/RWH/Elevators/Electrical/Mechanical and other Civil related work like seepages, leakages and wall cracks etc. This will help the current Board Members to utilize the expertise, experience and knowledge of our own members in proper constructive way to receive ideas and suggestion from them in many areas for proper resolution of problems at hand.

>2. The service agreement copy had been kept for the perusal of all the members of the board present. The said service agreement is pertaining to the contract with the security agency i.e, Squad. The said agreement will be signed by the President on behalf of our association. The inputs from the members on the board will be received by next week and the suggestions which have been put across by the members in the board shall be taken into consideration and accordingly for the further actions shall be initiated in this regard.

>3. Mr.Gouri Shankar has responded by way of a written letter addressed to the secretary in this regard and the same has been forwarded to legal and grievance for further process. The same will be further updated based on the remarks from legal and grievance committee.

>4. Secretary had prepared the statement showing common area seepage, leakage and wall crack issues pertaining to 12-13 flats for which board had decided to take the expertise of our BOM Member Mr.Keshav Murthy and identify suitable vendor to award the contract for 4-5 flats on trial basis. Treasurer Mr.Samidh had also explained that all duct water pipes had outlived their life and create water seepage and leakage issues frequently inside many flats due to which we

get many such complaints. Association can think of appointing dedicated one civil supervisor exclusively for this work to take up such complaints and get it repaired on regular basis.

>5. Subject of low monthly rent of Rs 3000 per month currently paid by from Unitel media pvt.ltd was also discussed along with many complaints from BoM members saying that all fiber optic cables are laid with unstructured cabling in open condition in a more hazardous way instead of routing them through ducts provided in each tower. It was decided to call the vendor for a meeting and seeking his plan of removing all his optic cables laid in each tower in a systematic task plan to clear this mess in next 10days. President had also suggested to take up the matter with Airtel directly regarding this subject since the lives and well beings of the members is involved.

>6. Many BOM felt that current Mygate apps promote only advertisements without bringing any revenue for the association. However, Secretary had different view and reiterated that apps had been purchased lifetime free from earlier management and is having many useful features like attendance, instant receipt, asset management including complete accounting for income/expenses statements up to finalization of balance sheets. On the other hand Mr.Senthil Andavan had suggested an alternative system that can be brought forth by way of Tally which according to him is considerably better for the reason that My gate is a third party vendor through whom we are rerouting the maintenance amount collected form the owners. Further he stated that it is in violation of the byelaws and that any rerouting if done shall be through nationalized banks alone. Considering these issues a voting was taken and during voting, 11/12 members felt that we should not use MyGate ERP for accounting but upgrade current Tally accounting with latest version and that the payment mode should be made via nationalized banks which reflects

the amount immediately in the associations account rather than that of MyGate app which is a third party.

>7. The president stated that in the event of his absence for any unforeseen reason then there would be a need for assistance and hence there is a need for filling in the post of Vice president which was then vacant. Mr. Nagesh Rao proposed the Mr. Nitin's name and Mr. Pritham Marik self-nominated himself for the said post. Further out of the 11 members of the board present 9 came in support of Mr.Nitin including that of the president and hence board decided to make Mr.Nitin as Vice-President accordingly.

>8.Mr. H R Nagesh Rao suggested to send circulars to the owners to get their fire extinguishers refilled and participate in training and mock drills proposed to be conducted shortly.

>9.Mr.H.R Nagesh Rao had also suggested to have a system to check in the entry point by the Security to ensure that all maids working inside PWC premises are vaccinated fully.