



Minutes of the 15th Meeting of BOM, KV-II held on 05.12.2023

15th Board of Members meeting was held on 05th December 2023 at 19:00 hrs in office. Following were present:

1. Smt. Krishna Tyagi,	President	In Chair
2. Shri Mohan Lal Sharma		Vice President
3. Dr Lokesh Kumar Sinha		Secretary
4. Shri Chinu Bhai Patel		Treasurer
5. Shri H M Dhyani		Member
6. Shri Ramesh Sharma		Member
7. Shri Sudeep Saha		Member

President welcomed all Members in 15th meeting of BOM, KV-II and asked the Secretary to take the agenda point. Secretary briefed that the audit report was collected from Dy Registrar's office on 25th November 2023, hence SGBM may be called as soon as possible to fulfill the requirements mentioned in the letter.

I. Agenda Item No. 1 – Discussion on special audit report.

The report was collected from Deputy Registrar office Meerut on 25th November 2023 by a employee of AOA as the letter of Dy Registrar was received on 24th Nov.2023 through speed post without encloser. The point raised by Auditor were discussed and deliberated in detail by BOM and paragraph wise recommendations of BOM are as under.

1. The case is to be rigorously pursued with CETSTAT.
2. No further action on part of BOM as there is no adverse remark from the Auditor, further the services of M/s Sonika Aggarwal & Co. was terminated by respective BOM.
3. It is a statement of fact. No further action on BOM side.
4. The missing report has been filed and is being pursued with Police department.
5. It is a statement of fact. No further action on BOM side.
6. It is a statement of fact. No further action on BOM side.
7. Special SBM may suggest action to be taken against respective Board Of Members.

II. Agenda Item No. 2 – Finalization of work order for Lifts.

- a) BOM recommended to take permission from SGBM for replacement of remaining 24Lifts.
- b) All the available quotes will be presented to SGBM for taking final decision.
- c) A committee is to be constituted by SGBM to look after utilization of Infrastructure Fund and remaining work of lift replacement.

III. **Agenda Item No. 3 – Finalization of returning officer and announcement of Election schedule.**

BOM has consented for identification of returning officer by President. Further it was unanimously decided by members that election should be conducted before 26th February 2024. The details will be presented in special GBM.

IV. **Agenda Item No. 4 – Action on members working against the interest of AOA.**

BOM unanimously decided to take action on the members who are working against theof Apartment Owners Association of KV-II by restricting such members from electoral process after getting approval from SGBM. {Ref: - UP Apartment Laws Chapter III Point 5(4&5)}.

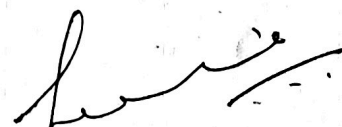
V. **Agenda Item No. 5 – No automatic enhancement in subscription from April every year.**

The existing arrangement of automatic enhancement of subscription charges from April every year delegates power of enhancement of subscription to BOM without holding AGBM as seen in previous years.

BOM strongly recommends that this delegation of power to BOM for automatic enhancement may be withdrawn and the decision on enhancement / reduction of subscription charges may be taken in Annual General Body Meeting as per KV-II by-laws.

VI. **Agenda Item No.6 – Any other Items**

- i. BOM approved the selling of scarps by following due official procedure.
- ii. BOM noted that no renewal of society registration has been done since April 2015. It is a serious lapse and BOM strongly recommends urgent action & the papers and renewal charges for registration renewal may be submitted to concerned authorities at the earliest.
- iii. BOM recommends and suggested In-Charge Estates to initiate action for re-auctioning of shop Number 01 CC-1.
- iv. BOM approved Rs.1,57,752/- to be paid to IGL as CSD (Consumption Security Deposit) through NEFT.
- v. Procurement of one Genset has been approved by 10th AGBM held on 2nd July 2023. BOM considered options of various brands and recommends to go for the new genset of KIRLOSKER make, as the experience with gensets of other companies were not satisfactory. Both the gensets of KIRLOSKER company are giving good service.



BOM also felt that option of direct purchase from the firm channels may be explored as that is likely to be cheaper and the payment terms may be negotiated with supplier keeping the safety of advance payments in mind. Payment of advance against post dated cheque may be considered in extreme case.

- vi. The concern about quality of road has been expressed by number of AOA members. Efforts were made to have services of expert residents for supervision the work, but no member is coming forward to provide his services. The matter was also discussed in the meeting held on 02.12.2023 and the members were briefed about the hiring of services of an agency empanelled with CPWD for providing testing and monitoring services and the majority of members present in the meeting supported this. BOM approves hiring of services of Ms Stellar as per negotiated rates. The advance if any may be released against post dated cheque.
- vii. Two incidents for cash reward were recommended by the in charge Electricity & Lifts for cases related to fire incident & DG set oil leakage. BOM has not approved the proposal as there is no precedent.
- viii. Administrative approval for purchase of swings & play equipment for the parks not exceeding 2.5 lakhs was given by BOM.
- ix. Ex post facto approval for giving accounts work for remaining part of F/Y 2023-2024 and F/Y 2016-17 to Ms ISRRC consultation services (as per observation of Internal Audit committee) on the same rate.
- x. A pathway from Road near CGHS adjacent to nursery towards Shop No.04 CC-II is to be made with interlocking tiles (approx 60 feet x 04 feet) was proposed in the meeting and unanimously approved by the members.

Meeting ended with vote of Thanks to the chair.



(Dr. Lokesh Kumar Sinha)
Secretary, BOM