



No.2/Minutes/AOA/KV-II/2017

Dated 05.11.2017

**Minutes of the 2nd Meeting of Board of Management of KV-II AOA  
held on 03-11-2017**

Vide a notice dated 01.11.2017 all the members of BOM of KV-II AOA were invited for the 2<sup>nd</sup> meeting of BOM to discuss and deliberate on the Agenda items circulated with the notice. List of Members who attended the meeting is attached.

At the outset, the President welcomed all the Members to the 2nd 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. Confirmation of the Minutes of the 1<sup>st</sup> BOM Meeting held on 30.9.2017**

The Minutes of the 1<sup>st</sup> BOM Meeting held on 30.9.2017 was confirmed by BOM.

**2. Revival of intercom facility**

Earlier AGM had approved the installation of intercom in all the dwelling units with a monthly subscription fee of Rs. 20/- per month. *In the 7<sup>th</sup> GBM held on 17.3.2013 this issue was discussed and adopted by GBM Authorizing the EC to make it mandatory for an individual member to take intercom facility either from BSNL or from M/s Sterlite Technology Limited (STL). In case the member is not having BSNL intercom facility in his/her flat, the AOA will authorize M/s STL to install the intercom in his/her flat and charge @ Rs. 20/- per month from such flat owners towards the monthly payment to M/s STL for the intercom services. This amount will be charged along with the monthly subscription charges from the members.* More than 1400 intercom connection were installed in KV-II by M/s Shri Krishna Communications and were made operational. At present the intercom service is not operational. In an interaction meeting held on 8.10.2017 many residents strongly desired that the intercom service must be restored at the earliest.

A meeting with M/s Shri Krishna Communications was held recently. In the meeting it was pointed out by the vendor that since the Association had not paid monthly subscription for the last two years they were not in a position to continue the intercom service. After the meeting M/s Shri Krishna Communications vide a letter dated 31.10.2017 expressed its desire to restart the service and requested to release the pending dues for two years at the earliest.

Keeping in view security concern of the area some Members proposed that action may be taken to make the intercom service operational and place the work order at the earliest.

**Out of 10 BOM Members, 9 Members approved the proposal.  
Shri Mahendra Singh, Member expressed his reservation on the issue and did not approve the proposal.**





3. **Extension of contract with ThyssenKrupp for lift maintenance**

As the existing contract for Thyssenkrupp lifts was expiring on 31.10.2017, M/s TKE has submitted a quotation for renewal of contract of AMC for 27 numbers of ThyssenKrupp lifts for a further period of one year from 01/11/2017 to 31/10/2018 by increasing 10% on the previous years' rates.

Meeting with M/s TKE was held on 01.11.2017 and after discussion, the firm agreed to renew the contract for one year after increasing the rate by 5% over and above the previous year contract value. M/s TKE also agreed to cover replacement/repair of Inverter/drive which was earlier not covered in the contract agreement. Accordingly, the AMC from 01/11/2017 to 31/10/2018 will be for Rs. 9,97,884/- It was proposed to approve the proposal.

**BOM approved the proposal.**

4. **Vetting of Expenditure for the months of August, September & October, 2017**

Due to reconciliation issues Income and expenditure statement for the month of August, September and October, 2017 could not be prepared in time before the meeting. It was proposed to defer the agenda item.

**BOM approved the proposal.**

5. **Renewal of Contract for Housekeeping and Horticulture**

Due to expiry of earlier contract of Housekeeping and Horticulture it was decided in the 1<sup>st</sup> BOM meeting to initiate tendering process. Tenders were invited for the both the services.

(a) Housekeeping Contract – Three sealed tenders for housekeeping service were received. The same were opened in the presence of all the concerned parties and House Keeping Committee. After scrutiny it was found that the lowest rates were quoted by JYOTI ENTERPRISES, 15 GF, Bhagmal Complex, Nayabans, Sector-15 NOIDA, G.B Nagar, (UP) for a period of one year with a maximum contractual price of Rs 2,08714 /- (Rupees Two lakh eight thousand seven hundred and fourteen only) per month. It includes an amount of Rs 2,01714/- ( Rupees Two lakh one thousand seven hundred and fourteen only) Per month for employing one supervisor and 21 laborers and a maximum amount of Rs. 7000 (Rupees Seven thousand only) per month for purchase of materials for housekeeping work. It was proposed to award the contract to Jyoti Enterprises for initial period of three months with some riders (such as they will provide a schedule of work and further extension will be subject to the performance of the agency monitored by Housekeeping Deptt).

**BOM approved the proposal.**

(b) Horticulture Contract – As only two tenders were received for horticulture service it was proposed to go for retendering of the same.

**BOM approved the proposal.**





**KendriyaVihar-II Apartment Owners' Association**  
Community Centre-1, KendriyaVihar-II, Plot No.3, Sector-82, Noida-201304, U.P.  
(website: [www.noidakv2.org](http://www.noidakv2.org) ; E-mail: [noidakv2@gmail.com](mailto:noidakv2@gmail.com) ; Tel: 0120-2463700)

6. **Payment of Bonus to staff**

It was decided to give an ex-gracia payment of Rs. 4000/- to the staff for the year 2016-17 with a minimum of Rs. 1500/- on Diwali. The same amount was approved during the last year too. Ex-post facto approval of the BOM is requested.

**BOM approved the proposal.**

7. **Increase in monthly subscription/maintenance charges**

As the monthly expenditure of AOA has increased tremendously in comparison to its income and there are many major works to be undertaken urgently (such as road repair, covering of nalis inside the complex etc.) it was proposed to form a Monthly Subscription Review Committee to study the requirement of increase of subscription charges and submit its recommendations at the earliest under the chairmanship of Vice President, Shri A.K. Raina, comprising of following resident members:

1. Shri Mrityunjay Jha, C-79/VII – 986816469
2. Shri V.K. Mishra, B-266/II - 9868502286
3. Shri Rajiv Kumar, B-21/1 – 9868109581
4. Shri A.D. Thomas, B- 150/VI - 9810154881

**BOM approved the proposal.**

8. **Ex-post facto approval for emergent expenditures incurred during the month of October 2017**

Following emergency expenditures were incurred during the month of October:

1. Rs. 32064/- for replacement of lift door at Block No. 59.
2. Rs. 34032/- for purchase of essential electrical items for the month of September, 2017
3. Rs. 57773/- for purchase of essential plumbing items for repair work in block No. 47, 48 & 71 and toilets in CC-I and CC-II (both the floors).
4. Rs. 25658/- for purchase of essential electrical items for the month of October, 2017.
5. Rs. 40356/- for purchase of 15 dust bins.

A proposal was moved to approve the above expenditures.

**BOM approved the proposal.**

9. **Holding of non-religious events at Temple area**

It came to the notice of AOA that recently two individual events were organized by some residents at the temple area without obtaining approval of AOA. As the temple area is a place for performing puja and related functions/ceremonies etc. by the residents, holding of non-religious events, involving outside individuals at this religious place **without obtaining any approval from AOA** is highly inappropriate.





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Whereas, the issue of construction and management of existing temples are disputed matters, holding of such individual non-religious events at this place is not only highly inappropriate and cause for hindrance or encroachment upon the lawful rights of the other residents but also a threat to the peace, harmony and security of residents of KV-2. Common areas and facilities are meant to be used in accordance with the purposes these are built.

In KV-2, two halls are earmarked in Community Centre-I for holding public and personal events/functions. Above mentioned events could have been organized by these residents at the Community Centre after obtaining appropriate approval. It was proposed by Members that they may be sternly cautioned to refrain from such activities/actions.

**BOM approved the proposal.**

10. Any other items with the permission of the Chair

(i) Refilling of fire extinguishers

Keeping in view a notice received by Fire Department to take immediate actions to adhere to fire safety norms, it was proposed to immediately award a work order for refilling of 600 fire extinguishers (a) ASSS type extinguishers at the rate of Rs. 145/- and (b) ABC & DCP type extinguishers at the rate Rs.235/- respectively.

**BOM approved the proposal.**

(ii) Fresh tender for hiring new Security Agency

Despite constant monitoring of the performance of the existing security agency by In-charge, Security Department and other BOM Members, the agency is not able to perform its services satisfactorily as per existing agreement In-charge and other BOM members. As security of the area is a major concern it was proposed to go for the fresh tender after giving one month's notice.

**BOM approved the proposal.**

(iii) AMC of two generator sets

Shri A.K. Bhatia, In-charge Electrical and Lift Department mentioned that the AMC of two generator sets (SS-5 and SS-9) has expired. He proposed that the same may be renewed at the earliest.

**BOM approved the proposal**

(iv) Purchase of three 1-2 hp submersible pumps

Shri Mahendra Singh, In-charge Civil Works and Water Department pointed out that there is an urgent requirement to purchase three 1-2hp submersible pumps. Steps may be taken to purchase them.

**BOM approved the proposal.**





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(v) Marking of Speed Breakers

Shri Mahendra Singh, In-charge Civil Works and Water Department pointed out that since marking on the existing speed breakers are not visible he proposed that keeping in view the safety of the residents urgent steps may be taken to get all the speed breakers painted at the earliest.

**BOM approved the proposal.**

Thereafter, meeting ended with vote of thanks to the chair.

*o/c*

*P.S. Bhandari*  
(P.S. Bhandari)  
Secretary

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





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held on 03-11-2017**

**List of participants**

Sh. R. C. Upadhyay	-	President
Sh. A.K. Raina	-	Vice-President
Sh. P. S. Bhandari	-	Secretary
Sh. Ravinder Pal	-	Treasurer
Sh. N. K. Kaushik	-	Asstt. Treasurer
Sh. Anil Uniyal	-	Member
Sh. A. K. Bhatia	-	Member
Sh. Mahendra Singh	-	Member
Sh. S. K. Nair	-	Member
Sh. V. K. Rastogi	-	Member