

Regn. No. 73/2005-06

**No.4/Minutes/AOA/KV-II/2017**

**Dated 29.12.2017**

**Minutes of the 4<sup>th</sup> Meeting of Board of Management of KV-II AOA  
held on 27.12.2017**

Secretary, AoA invited all the executive Members of KV-II, AoA to the 4<sup>th</sup> meeting of BoM held on 27.12.2017 at 07.00 pm to discuss the agenda items circulated by email. List of participants is attached.

At the outset, the President welcomed all the Members to the 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 3rd meeting held on 18.11.2017**

BOM confirmed the minutes of the 3rd meeting of BOM held on 18.11.2017.

**2. Hiring of new security agency**

The Secretary informed the members that as per the approval during 2<sup>nd</sup> EC Meeting held on 03/11/2017 to change the Security Agency, tenders were invited from Security Agencies. After the technical evaluation, the tenders of only two firms were found acceptable. Based on the financial quotes, the rate of M/s Rakshak Securitas (P) Ltd. was found lowest. The rate Rs.6,82,040/- (including GST) for a month for deployment of 40 security personnel submitted by M/s Rakshak Securitas (P) Ltd. was approved by the EC. It was also decided to deploy the new agency for the Security Services w.e.f. 01/01/2018. The tentative manpower deployment will be as below:

i)	Security Officer	- 01
ii)	Supervisor	- 02
iii)	Security Guard (Including Lady Guard)	- 37
	<b>TOTAL</b>	<b>- 40</b>

**3. Republic Day Celebration**

The matter of Republic Day celebration in the campus was discussed in detail. It was decided to constitute a committee under Shri A.K.Raina, Vice President to work out schedule, detailed programme. Last year Rs. 1,30,290/- was spent for holding of Republic day celebration. This year it was decided to restrict the expenditure below Rs.1.00 lakh.

**BOM approved the proposal.**



**4. Vetting of Expenditure for the month of November, 2017**

Treasurer presented the Income & Expenditure statements for the month of November, 2017. The expenditure for the Month of November, 2017 was approved by the BOM.

**5. Provision of sheds to cover generator sets**

Shri A.K. Bhatia, I/c Electricity Department proposed that there is need to provide sheds on the four generator sets to protect them from rain water.

BOM approved the proposal and directed Department in-charge to submit a detailed report for consideration in the next meeting.

**6. Proposal for repair of generator at SS-7 and replacing of generator at SS-2**

Shri A.K. Bhatia, I/c Electricity Department submitted a proposal that out of four generators only two generators at SS-5 and SS-9 are in working condition. Therefore it is required to get the remaining generators repaired urgently.

BOM agreed that a detailed report regarding repair required and cost involved in the repair etc. may be prepared and submitted for consideration in the next BOM. It was also agreed that if repair is too expensive alternatively a proposal can be considered for purchase of a new generator set in the next meeting on submission of a detailed report.

**7. Additional Items**

(i) Review of CA's performance—Shri Ravindra Pal, Treasurer submitted a proposal that the performance of current CA is not upto the mark. Despite repeated requests to provide (i) ITR for financial years 2015-16 & 2016-17 (ii) TDS certificates for 2015-16 , 2016-17 & 2017-18 (iii) receipt and payment account for financial years 2015-16 & 2016-17 (iv) income and expenditure account for 2015-16 & 2016-17 (v) balance sheet for financial years 2015-16 & 2016-17 (vi) statutory reports for 2015-16 & 2016-17 CA have not been provided by the CA. Treasurer also mentioned that AOA has not received refunds for last two years on not filing ITRs in time which is a serious lapse, an explanation from CA may be sought urgently. Treasurer also proposed that alternatively option for appointment of a new CA can be explored urgently to rectify the accounts before closing of financial year 2017-18.

**BOM approved the proposal**

(ii) Replacing of street lights from sodium to LED – Shri A.K. Bhatia, I/c electricity department proposed that there is need to curtail the expenditure on electricity bills it is urgently required to replace the existing street lights from sodium bulbs to LED. Members urged that a detailed proposal may be prepared and submitted for consideration of BOM in next meeting.

(iii) Half yearly payment of OTIS Lift AMC –An agreement with OTIS Elevator Co. India Ltd. Was entered into by the earlier BOM for annual AMC of 93 OTIS lifts w.e.f.



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**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)

1.4.2017 to 31.03.2018 on half yearly advance payment basis. OTIS Elevator Co. vide letter dated 25.11.2017 submitted an invoice for payment of Rs. 11,39,830/- on account of 2<sup>nd</sup> half monthly advance payment of lift AMC amount due from 01 October 2017 to 31 March 2018.

**BOM approved the payment of Rs. 11,39,830/- to OTIS.**

(iv) Dog menace

Some BOM members mentioned that they are receiving repeated requests from the resident members to tackle the dog menace issue urgently. It was reported that the existing barriers at gate number 1 and gate number 2 are not able to control the entry of outside dogs into the complex. It was decided to replace the existing barriers urgently. Shri A.K. Raina, I/c security department was urged to prepare a detailed proposal in this regard and submit the same to BOM for consideration in next BOM.

(v) Release of pending intercom dues to M/s Shri Krishna Communications

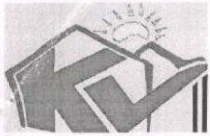
Keeping in view the security concern in the complex a decision was taken in the 2<sup>nd</sup> meeting of BOM held on 3.11.2017 to revive the intercom service in the complex. During 2015-2016 (from May 2015 to September 2016) monthly intercom charges were taken from the residents but were not paid to M/s Shri Krishna Communications. The monthly payment for the period May 2015 to September 2016 amounting to Rs. 4,82,800/- is to be made to M/s Shri Krishna Communications. As decided in the 2<sup>nd</sup> BOM meeting held on 3.11.2017 BOM approved release of Rs.4,82,800/- to M/s Shri Krishna Communications in three bi-monthly instalments (December 2017, February 2018 and April 2018).

(vi) Refilling of fire extinguishers payment

Keeping in view a notice received by Fire Department to take immediate actions to adhere to fire safety norms, it was decided in the 2<sup>nd</sup> BOM meeting held on 3.11.2017 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 to Balaji Fire Service. The vendor has completed the refilling work and an amount of Rs. 1,53,377/- is to be paid to him. BOM approved the release of Rs. 1,53,377/- for the same.

(vii) Installation of CCTVs at strategic locations

With the change of new security agency to strengthen the security of KV-2 Shri A.K. Raina, Security in-charge after discussion with the officers of new security agency proposed that there is need to install more CCTVs at the strategic points in the complex. After detailed discussion it was decided that a detailed proposal in this regard may be made and submitted for discussion in the next BOM meeting.



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(viii) **Approval of expenditure/ emergent expenditures incurred during the month of December 2017**

Following approved expenditures including emergency expenditures were incurred during the month of December:

(a) Electrical items	-	Rs. 73,978/-
(b) Civil work/repairs	-	Rs. 52,200/-
(c) Plumbing works	-	Rs. 1,41,463/-
(d) Advertising & printing	-	Rs. 32,820/-
(e) Office Furniture/Wood work	-	Rs. 24,000/-
(f) Office Equipment (POS)	-	Rs. 7,080/-

A proposal was moved to approve the above expenditures.

**BOM approved the proposal.**

(ix) Hiring of office staff – BOM approved the proposal moved by Secretary to hire Shri Bhakta Behra for office work on daily wages basis, initially for a period of three months.

(x) Streamlining property dealer activities – Recently an incident was reported when a tenant entered into a flat without obtaining AOA clearance with the help of a property dealer (Krishna Properties). When a policeman came to enquire about the whereabouts of the tenant it came to light that he entered into the flat without any permission/clearance from AOA. A meeting was held with the said property dealer to seek an explanation. He apologized for the incident and assured that the same will not happen again. A proposal was also moved to call a meeting with all the property dealers at the earliest to streamline the entry of tenants into the complex through property dealers. BOM approved the proposal.

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

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



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**Minutes of the 4th Meeting of Board of Management of KV-II AOA**  
**held on 27-12-2017**

**List of participants**

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