



Regn. No. 73/2005-06

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

No.5/Minutes/AOA/KV-II/2017-18

Dated 13.02.2018

Minutes of the 5th Meeting of Board of Management of KV-II AOA held on 10-02-2018

Vide a notice dated 05.02.2018 all the members of BOM of KV-II AOA were invited for the 5th meeting of BOM on 10.02.2018 to discuss and deliberate on the Agenda items circulated with the notice. List of Members attended the meeting 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 detailed deliberations:

1. Confirmation of the Minutes of the 4th BOM Meeting held on 26.12.2017

The Minutes of the 4th BOM Meeting held on 26.12.2017 was approved by the BOM with the condition that due to reservations expressed by some members services of Shri Bhakta will not be hired for office work as approved in the last BOM meeting.

2. Approval of new contract for Horticulture Service

As approved in the last BOM meeting retendering was done for giving a new contract for horticulture service on the advice of Purchase Committee. This time also only one tender was received from M/s Jyoti Enterprises. After going through the tender the tender committee proposed that the contract may be given to M/s Jyoti Enterprises at a contractual price of Rs. 1,39,130/- per month for 13 gardeners and 01 supervisor and a maximum of Rs. 10,000 per month for purchase of materials w.e.f. 01.03.2018.

BOM approved the proposal.

3. Approval of expenditure for Republic Day 2018 celebrations

Shri A.K. Raina submitted a detailed statement for expenditure of Rs. 1,20,410/- incurred on organizing Republic Day celebrations in KV-II.

After detailed deliberation BOM approved the expenditure.

4. Vetting of Income & expenditure for the months of December 2017 & January 2018

Treasurer submitted the statements of income and expenditure for the months of December 2017 and January, 2018 for approval.

After deliberations BOM approved the same.

5. Approval for white washing/painting and minor repairs of Community Halls, Kitchens, Toilets, and Rooms in CC-I and replacement of non-working and fused electric items in Hall at CC-I, and

6. Approval for minor repair / painting work of passages near entry of CC-I and main Gates No. 1.



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Shri Mahendra Singh In-charge Civil works and Water submitted above two proposals.

BOM approved the proposals.

7. a. Approval of expenditure incurred for centralized Monitoring of cameras of Gates No. II & III in KV-II, Complex from AOA office and purchase of one DVR and 2 Cameras to replace 2 existing cameras at Gate No.1.
- b. Approval of proposal for additional cameras at strategic locations on Ring Road.
- (a) Shri A.K. Raina, Vice-President and In-charge security submitted a bill for Rs.33040/-incurred for commencing centralized monitoring of Gate 1, 2 & 3 cameras from AOA CCTV Room and purchase of 2 additional cameras and one DVR. Above work has been completed.
After due deliberation BOM approved the expenditure.
- (b) Regarding proposal for installation of additional cameras at the strategic locations on the ring road of KV-II, **BOM members requested Security in-charge to submit a detailed proposal including expenditure involved for its consideration at the earliest.**
8. Approval for inviting quotations for annual cleaning and desilting of all reservoirs and overhead tanks in February -March 2018.

BOM approved the proposal moved by Shri Mahendra Singh In-charge Civil works and Water for inviting the quotations.

9. Approval for special repairs of open drains adjacent to ring road wall and internal drains within the complex

Above proposal was moved by Shri Mahendra Singh In-charge Civil works and Water for special repairs.

BOM desired that a detailed proposal including expenditure involved may be prepared and submitted for its consideration in the next meeting.

10. Approval for refilling of remaining fire-fighting extinguishers and to consider fixing glass windows in chambers in each block, wherever necessary

Shri A.K. Raina In-charge Security submitted that as required by Fire Department as first phase of refilling work of one fire extinguisher per floor (out of two fire extinguishers installed at each floor)in all the blocks of KV-2 has been completed. As a second and final phase of refilling work is required urgently to be undertaken at the earliest to meet the Fire Department guidelines it was proposed by him that work of filling the remaining fire extinguishers be approved.

BOM approved the proposal and desired that the fresh tenders may be invited for the same.



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11. Approval for replacement of electric boxes in remaining electric poles in KV-II

It was submitted by the Head of Electric Department that work of installing 200 electric boxes of electric poles out of 280 electric boxes have been completed in the first phase by earlier BOM. Now it is proposed to replace the remaining 80 electric boxes. **BOM approved the proposal.**

12. Approval for half-yearly payment of Rs. 5,88,739.60 to ThyssenKrupp for Lift AMC

An agreement was entered with ThyssenKrupp for AMC of 27 ThyssenKrupp lifts in KV-II on 1.11.2017 at an annual amount of Rs. 997884/- (+GST). ThyssenKrupp has submitted a bill for payment of half yearly amount of lift AMC for Rs. 5,88,739.60 for the period 01.11.2017 to 30.04.2018.

BOM approved the payment of Half Yearly AMC amount to ThyssenKrupp.

13. Payment to AnG India Ltd. of CCTV work and shifting of main control systems

M/s AnG India Ltd. Has submitted following two bills for CCTV works :

- (a) Rs. 10738 for shifting of CCTV surveillance system to CCTV room
- (b) Rs. 37,585 for installation & cabling of old cameras and cabling accessories during the period of earlier BOM (September 2017)

(a) As the shifting of CCTV surveillance system to CCTV room has been completed Satisfactorily, **BOM approved payment of Rs. 9138/- to AnG**

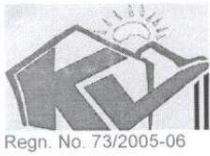
(b) As the works mentioned at (b) above was approved by the earlier BOM and documentary evidence of terms of agreement with the vendor is not available in the office, vendor was requested to provide the same. Till date he has not provided the same. In the absence of agreement copy verification of satisfactory execution of work is not possible, hence **it was desired by the members to seek the comments of earlier BOM to verify the same before making the payment to AnG.**

14. Action to be taken to prevent growing stray dog menace

It was approved by the members to hold a public meeting with the residents in this regard on 11.02.2018 (Sunday) at CC-I.

15. Opening of a GYM in KV-II

Many residents requested that steps should be taken to open a Gym in KV-II. AOA received two proposals for opening a gym in KV-II. As the opening of Gym involves considerable amount of investment and financial transactions such as membership charges, paying of monthly rent etc. before entering into any agreement **BOM decided to seek the approval of NOIDA authority in this regard.**



16. **Any other items**

With the permission of Chair following items were taken for consideration:

(i) **Revision of gate pass charges for renovation/repair/painting work**

At present Rs. 200/- as gate pass charges and Rs. 50/- for each worker entry pass charges is being charged for renovation/repair/painting works etc. in the flats to meet the expenditure involved for disposal of wastes and other related expenses. There was a proposal to revise the same. After deliberation BOM approved the increase in gate pass charges w.e.f. 1.3.2018 as follows :

- | | |
|--|------------|
| (a) Gate pass charges for less than one week - | Rs. 200/- |
| (b) Gate pass charges for upto one month - | Rs. 1000/- |
| (c) Gate pass charges for upto two months - | Rs. 2000/- |
| and so on | |

Charges for each worker will be Rs. 50/-

(ii) **Replacement of barriers at Gate No. 1 and Gate No. 2**

As the existing barriers at Gate No. 1 and Gate No. 2 are very old and with a view to check the entry of stray dogs into the complex it was proposed to replace the existing 4 (four) barriers at the earliest.

BOM approved the proposal.

(iii) **Hiring of security supervisor**

Security In-charge Shri A.K. Raina proposed that keeping in view the monitoring of services being provided by the existing security agency and discontinuation of services of earlier security supervisor Shri Vipin there is need to hire a Security Supervisor at the earliest. He proposed that services of Shri Ranjan Mishra, who is currently working as security supervisor on trial basis be hired as Security Supervisor on daily wages payment basis till further orders.

As per present agreement AOA is making payments to existing security agency for appointment of a Security Supervisor. Since the existing security agency has not appointed a security supervisor, after detailed deliberation BOM **agreed to the proposal for hiring of a new supervisor on daily wages basis with the condition that the monthly payment is being paid to the existing security agency for salary of a security supervisor be adjusted towards the payment of wages to the new security supervisor.**

(iv) **Closing of account with HPCL, Sector 82 Petrol Pump**

Treasurer submitted that an account with HPCL, Sector 82 petrol pump was opened for purchase of diesel for generation sets in KV-II and an amount of Rs. 40747/- was deposited with the HPCL as security amount. Since HPCL closed the account they have refunded the security deposit as follows :

- (a) Rs. 21506/- by a cheque



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(b) Diesel purchased for Rs. 19041/-

Treasurer proposed that the above transaction may be approved.
BOM approved the proposal.

(v) Ex-post facto approval for emergent expenditures incurred during the month of January 2018

Following emergency expenditures were incurred during the month of January 2018.

(a) Civil works	-	Rs. 44441/-
(b) Plumbing works	-	Rs. 14755/-
(c) Republic Day Celebration	-	Rs. 80000/-
(d) Office expense	-	Rs. 6537/-

A proposal was moved to approve the above expenditures.
BOM approved the proposal.

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

(P.S. Bhandari)
Secretary

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



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5th Meeting of Board of Management of KV-II AOA held on 10.02.2018

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	-	Assistant Treasurer
6. Sh. A.K. Uniyal	-	Member
7. Sh. A. K. Bhatia	-	Member
8. Sh. Mahendra Singh	-	Member
9. Sh. S. K. Nair	-	Member
10. Sh. V. K. Rastogi	-	Member