



Kendriya Vihar-II Apartment Owners' Association

Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.
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AOA KV-II/Minutes-II/2024-25/ 75

Dated: 05.05.2024

Minutes of the 6th Meeting of BOM, KV-II held on 04.05.2024

Following Members were present in the Meeting.

1. Smt. Krishna Tyagi,	President	In Chair
2. Shri Mohan Lal Sharma		Vice President
3. Shri Ramesh Sharma		Secretary
4. Shri C. B. Patel		Treasurer
5. Shri Hiramani Dhyani		Assistant Secretary
6. Shri Dinesh Kumar		Assistant Treasurer
7. Shri T. C. Kain		Member
8. Shri P.C. Maharana		Member
9. Smt. Jagriti Pannda		Member

President welcomed all Members to the 6th meeting of BOM, KV-II held today. The President asked the Secretary to initiate the discussions on the Agenda points circulated earlier. Meeting started with approving the minutes of 5th BOM meeting held on 13.04.2024.

Agenda Item No. 1 – Metering of water uses in the flat.

The point has come for discussion due to recent short supply of water from Noida authority, wastage of water and uneven water uses by the residents. The point was discussed in details and BOM unanimously decided to first take up this matter in interaction meeting and then in AGBM for final decision.

Action- Secretary

Agenda Item No.2- Security Deposit by contractors.

The BOM has unanimously decided to modify the 4th BOM meeting's "Agenda Item No.4: Terms and Conditions for allowing Contractors (Electrical / Civil/ Mechanical) entry: Security Deposit (c) Any other work not exceeding 5 days" Changed from 5 days to 7 days, other terms and conditions remains unchanged.

Action- Secretary

Agenda Item No.3: Regarding Police verification of labours being called by Owners as self-Contractors.

It has been observed that few residents are acting as self-Contractors by engaging their own labour for renovating their flats. The matter was discussed and BOM unanimously decided to take undertaking instead of police verification regarding correctness of credentials and character for the labour being engaged by the owner.

Action- Vice-President cum Security In-charge

Agenda Item No.4: Action on AOA member not paid their dues for last 6 months:

It has been observed that some AOA members have not cleared their pending dues for last six months even after receiving the Notices. The 2nd notice issued on 29 April 2024 has asked member to clear their dues on or before 7th May 2024. BOM



has unanimously decided to stop the services provided by AOA to those AOA members not clearing their dues after 7th May 2024.

Action: Secretary

Agenda Item No.5: Shifting of allotted area of commercial activity "skating and karate" in the common area of society:

In the 4th BOM meeting held on 29.03.2024, the BOM unanimously decided to continue these commercial activities on request of effected residents and the common area provided was water Tank surface of Phase-IV, for 3 alternate days to each activity in a week. The timings is from 5PM to 7 PM.

This decision of 4th BOM meeting has been reviewed and after detailed discussion in today's meeting on the request of In-charge sports and Culture it has been decided by majority (7:2) that the commercial activity of skating is allowed to shift to surface of water tank of phase-III near CC1 and the karate commercial activity allowed to shift to smaller park of pocket-IV. The other terms and conditions remains unchanged.

The two BOM members S/Shri T.C. Kain, In-Charge of Housekeeping and Horticulture and Ramesh Sharma, secretary has opposed the decision on following grounds.

1. The CGEWHO has provided shops and other halls for commercial or common uses of the society. The common area of the society has been given for the use of the residents hence allowing it for commercial purpose for few residents deprives the other resident's, the use of that common area.
2. In our opinion the unanimous decision of BOM cannot be changed/reversed by majority BOM decision. We suggested to take up this matter to AGBM for final decision which was rejected by majority.
3. This society has limited area for playing activities. Allowing this limited common area for commercial activity for few children's whose parents can afford trainer and depriving the others who cannot afford, the use of common area is unjustified

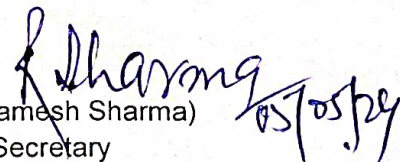
Any Other Items with the Permission of Chair:

Restriction on use of Lifts:

The point was discussed in detail and the BOM unanimously decided to issue notice that no shifting or construction material is to be transported through the lifts. In case of violation of this the resident responsible for the same is to be charged penalty to be decided by BOM on case to case basis.

Action: Secretary

The meeting ended with vote of thanks to the Chair.


(Ramesh Sharma)
Secretary

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1. The President/ Vice-President/ Treasurer/BOM Members.
2. Notice Boards, Website