



Kendriya Vihar-II Apartment Owners' Association
 Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201301.
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AOA KV-II/Minutes-II/2024-2025/ 252

Dated: 03.09.2024

Minutes of the 14th Meeting of BOM, KV-II held on 01.09.2024.

Following Members were present in the Meeting.

1. Mrs Krishna Tyagi	In-Chair	President
2. Shri Mohan Lal Sharma		Vice President
3. Shri Ramesh Sharma		Secretary
4. Shri Hiramani Dhyani		Assistant Secretary
5. Shri Dinesh Kumar		Assistant Treasurer
6. Shri T.C. Kain		Member
7. Shri P.C. Maharana		Member

President welcomed all Members to the 14th 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 13th BOM meeting held on 06.08.2024

Agenda Item No.1: The terms of References for the Committee to review P-CAB and Bye-Laws.

The following terms of references are proposed:

Bye Laws:

- i) Review of definitions to core definitions to explain all possible terms appearing in Bye-Laws.
- ii) Elaborate the point 3e in line of sub section (7) of section 14.
- iii) Details of disqualification as per point 7 with examples.
- iv) As the members have equal voting rights, point 8 needs to be relooked.
- v) The date of first meeting as mentioned in by-laws in point 13 is to be reviewed along with the timings of AOA election.
- vi) Tenure of BOM as per point 26 and decision of 10th AGBM
- vii) Means of communication in point 30 is to be elaborated as per decision of 10th AGBM
- viii) Clarification on amount of Fidelity Bonds as mentioned in point 34.
- ix) Observation and guidelines on monthly assessment to meet all expenses of Association in accordance with point 35.
- x) Amount of transfer charges in sale/purchase of dwelling units for getting NOC from Association as per point 39.
- xi) The amounts as per point 49 (1) needs modification.

Sharma

- i) Default period in subscription may be reviewed in point 1(iv).
 - ii) Preparation of AGBM meeting related issues as per point 2(ix).
 - iii) Election is conducted separately and hence needs to be elaborated.
 - iv) Terms of office bearers as per point 4(i) need to be relooked as per the decision of 10th AGBM.
 - v) Maintenance and custody of Documents as per point 4(vi) and in accordance with Bye Law 56 needs clarification.
 - vi) Award of works as per point 6(i to vii) requires clarification in detail.
 - vii) Complete review of Funds and their managements mentioned in point 7(i to iv)
 - viii) Renting of shops---full
 - ix) Miscellaneous (i),(iii), (iv)
- Any other point comes during the deliberations by the committee may also be included.

The BOM unanimously approved the term of references proposed and are open for modification on need basis.

Agenda Item No. 2: Approval of service providers for awarding work of Housekeeping and Horticulture with the rates:

- i) Housekeeping--- Rs 3,20,106/- (Rupees three lakh twenty thousand one hundred six only) + 18 % GST PM for 25 Persons.
- ii) Horticulture ----- Rs. 2, 39,600/- (Rupees two lakh thirty nine thousand six hundred only) Including GST PM for 14 Persons.

The BOM unanimously approved the:

- i) M/s Evergreen housekeeping services Pvt. Ltd. for the work of Housekeeping services being L1 @ Rs. 3,20,106/-(Rupees three lakh twenty thousand one hundred six only) per month exclusive of GST.
- ii) M/s Jeetendra landscapers & Developers Private Limited for the work of Horticulture services being L1 @ Rs. 2,39,600/- (Rupees two lakh thirty nine thousand six hundred only) per month inclusive of GST.

2. The BOM authorise the Secretary to accord Administrative and Financial approval/Sanction for the monthly payment to the service provider after certificate of satisfactory work from the member in charge and the payable amount as per the actual services rendered.

Agenda Item No.3: To withdraw the notice issued to Shop No. 2:

As the Shopkeeper has paid the pending dues and assured to abide by the terms of agreement, the BOM unanimously decided to withdraw the notice served earlier.

Action- I/C Estate.

R. Sharma

Agenda Item No.4: Regarding Fire safety Equipment's:

In-charge fire safety proposed, in principle approval for floating the tender for fire safety equipment to be installed in 23 blocks (Block 95-117) and provision of fire extinguishers in all 120 blocks and other buildings of the society. The BOM unanimously approved the proposal.

Action- In-Charge water, plumbing & Fire safety.

Agenda Item No.5: Purchase of space for Gmail ID or open new Email ID with Yahoo.com:

The BOM was informed that the old email ID space almost exhausted and for 100 GB space Gmail is asking for Rs. 1300/- per year. The BOM authorised Secretary to open a new mail ID noidakv2@yahoo.com with a free space of 100 GB. The Gmail ID may also be retained by deleting some very old mails.

Action- Secretary.

Agenda Item No.6: Cleaning of water tanks of society:

The BOM has approved and authorised the member in charge to call for limited tenders from all possible available sources.

The meeting ended with vote of thanks to the Chair.

Ramesh Sharma
(Ramesh Sharma)
Secretary
3/9/24

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2. Notice Boards & Website