



## Minutes of the General Body Meeting: 10<sup>th</sup> May 2015

- 1) **Housekeeping:** Residents expressed that they were not happy with the work of the current housekeeping agency CSK. We have proposed that the housekeeping staff should carry feedback register with them and take daily feedback from each floor. The feedback by 30<sup>th</sup> May 2015 should be more than 50%. A housekeeping committee would also monitor their work as per the task sheet published and pasted in each block and basements.

Volunteer list who have promised to spend time:

- (1) Yogesh Girdhar : J-907
- (2) Vikas Dhingra: D-502
- (3) Suresh Upreti: L-1204
- (4) Sajid Ali: J-403
- (5) Atul Tyagi: H-301

The committee of volunteers shall recommend on 31<sup>st</sup> May 2015 whether this agency's work is up to mark or not and if not, by that time committee shall also work to find out new agency and help in its implementation. In case it's not we shall serve them a notice of 15 days and change the agency. It has also proposed by the house to have a penalty for deficiency of work with respect to the SLA. The committee shall work on this and to have its internal meeting by 20<sup>th</sup> May 2015, appoint a committee convener and communicate to SGRWA after its first meeting by 20<sup>th</sup> May 2015.

- 2) **Change of security Agency & Formation of Security Committee:** In order to find better security agency options; after screening more than 25 agencies profiles, four agencies have been shortlisted namely SIS, Trig, Morpheus and Vouge Securities. The financial implication for residents is 12-16 p/sq.ft increase in the maintenance bill. This is because of 2 reasons: (a) Minimum wages as per labour laws and accountability of principal employer (b) Inflation over last 3 years (as there is no rate change since last 3 years).

To proceed further with the short listing of agency and making SLA/agreements with new agency and to help in implementation, following volunteers proposed to be part of Security Committee to take care of Security and Parking related implementations along with supporting SGRWA Board. Volunteers are requested to work in small teams under various committees related to each task, namely...

### **a) Security Agency Screening / SLA Committee:**

**Scope:** Invite quotes, review agencies, reference check in high-rise apartments and final hiring recommendations with agreement/SLA Drafting.

1. Sandeep Singh: B-1602
2. Chintan Dev Puri: J-601
3. Navneet Viz: K-1604
4. Alok Gupta : C-402



## b) Security Implementation & Performance Review Committee:

**Scope:** Implementation of selected agency, performance check-list, review and improvements.

1. Amit Lal: F-1704
2. Prashant Jain: H403
3. Himanshu Govil: N-502
4. Rajpal Kundu: B-502
5. Rahul Anand: B-1601
6. Ashish Tandon: B-1701
7. Amit Jaiswal: O-602
8. Tarun: L-1804

## c) Parking Committee:

**Scope:** Parking Allotment, Boom barrier and Access card management, visitor parking arrangements etc.

1. Ajay Joshi: O-502
2. Mohd. Omar: J-902
3. Amit: B1302
4. Nitin Chaturvedi: E-1502
5. Neeraj Tyagi: G-801
6. Narendra Sharma – E204
7. Alok Rastogi : P-603
8. Ashish Awasthi: C-1401

All Committees are requested to have its first meeting ASAP, appoint a committee convener and communicate to SGRWA after its first meeting latest **by 20<sup>th</sup> May 2015**.

- 3) **Painting & Seepage Repair:** Painting task should be started on fast pace as per earlier GBM resolution, and first payment installment of Rs. 5/sqft should be added to Maintenance bill of May-2015, further payment would be taken in easy installments and would be communicated to residents after commencement of painting work. SGRWA has proposed to make a revised Painting Committee to work with SGRWA board for this task. Below is the scope of work of painting committee.

**Scope:** Requirements analysis, measurement of repairable area, measurement of painting area, suggestion of tendering metrics, short listing of contractors, finalization of SLA/agreement and implementation of painting task along with review of the process & quality control.

Painting Committee Members would shortly be finalized by SGRWA Board and communicate to residents.



4) **Handover/DoD:** Replying to SGRWA's objections to JIDPL's Deed of Declaration (DOD), GDA has issued a letter to JIDPL and to SGRWA to arrange a meeting on 25<sup>th</sup> May 2015 to discuss the handover process further and hear our objections. SGRWA would present our case strongly and shall hire a professional architect / consultant to help us. A Handover Committee is also formed for the same to recommend and help SGRWA in this task; following are the members of Handover Committee...

1. Shailendra Srivastava: A-1001
2. Sunil Mehta: K-704
3. Ashwani Ponia: F1007
4. Sudhanshu Samal: K1201
5. Dr. Rajinder Singh: F1401

- 5) Fire Extinguisher refill amount to be adjusted in maintenance amount.
- 6) For Butterfly valves, flanges, cylinder etc that SGRWA is purchasing for emergency maintenance of water pipes, is to be debited from JIDPL, a debit note is to be sent to JIDPL ASAP.
- 7) For smooth handover 3 electricians, 3 plumbers and a carpenter to be hired on SGRWA Payroll.
- 8) Drainage pipe arrangements to be made on each block to drain the waters from each floor's corridor.
- 9) Resolved that Legal expenses Fund's Contribution of Rs. 5000 each flat is to be taken from everyone except those 256 flats who have already paid. Same amount can be taken in 2 installments and list of the residents who have already paid would be available in SGRWA Office.
- 10) Notice of show-cause for non-attendance is to be served to Vice President and Board Member Mr. J. L Singh.
- 11) SGRWA shall send notice to JIDPL for the DG Capacity deficiency and also shall approach UPPCL for electricity committee handover.

Note: For all the above committee's that shall be formed any person who is absent for consecutively three meetings shall be removed from the committee. All committee conveners to ensure that there is 24 hours of prior notice.

Thanking you

Manoj Pant

General Secretary

Dated: 17th May 2015