Minutes of the MC meeting held on 5th Oct 2024.

The meeting was started by the Secretary with a welcome to all members present. Following Agenda points were discussed and agreed.

Agency for Providing Security Guards and other staff

During the meeting, Secretary Shri K.T. Chandramohan highlighted the need to engage two contractors to provide manpower services to our society, replacing the current single-contractor arrangement to improve service quality and efficiency.

For security services, he recommended JBB Securities, a Private Limited Company having necessary licenses and expertise in this field.

It was suggested that other support staff, such as gardeners and housekeeping personnel, be outsourced through a separate contractor for enhanced specialisation.

Members unanimously approved this proposal, leading to the appointment of the following contractors:

Jai Buraha Baba JBB Security & Facility Pvt Ltd for Security services
Hansi Devi for gardening, housekeeping etc.

Car Parking charges imposed on Flat B 16

A car parking charge of Rs 150 was imposed on Mr. P.K. Jain, B-16 few months back. Treasurer Sh. Bhaskar Mishra explained the situation, stating that although Mr. Jain submitted a written request to waive the parking charges for that particular month since his tenant had vacated the premises, the system had already generated the bills. Considering this, the members agreed to waive the Rs 150 DPC charged to Mr. P.K. Jain, B-16, as suggested by Sh. Bhaskar Mishra."

Building Repairs

Sh. Brijesh Pant emphasized the need to follow up on the commitments made during the previous Annual General Meeting (AGM). A key task was building repairs, which Sh. Chandramohan, Secretary reported had been addressed in an earlier Management Committee meetings. A Committee was formed which has since submitted its report. Sh. Bhaskar suggested that we may go with Shri.Bansal, who conducted the structural audit, to assess building damage, financial implications, and oversee the tendering

process for contractors. But Sh. B.P. Juyal, Member proposed reassessing damage block-wise before proceeding further in this regard.
The members agreed and formed a Three Member Committee comprising Sh. B.P. Juyal, Sh. P.K. Jain and Shri.B.L.Dobhal to conduct a first-hand assessment of damage, block wise and submit a report before taking final call in this matter.

Refreshment during MC Meeting

Shri Dhobhal, Member on a lighter note suggested that the Secretary consider providing refreshments, consisting of tea and snacks, at least once a month during Management Committee (MC) meetings, a gesture previously absent. The proposal received unanimous approval from members. Treasurer Shri Bhaskar Mishra subsequently estimated the expenses and set a budget limit of Rs 500 per meeting for the refreshments. All members agreed on the same.

Electricity Bill Increase

Mr.P.K.Jain raised a point regarding high Electricity bill irrespective of installing solar panel. He was of the opinion that solar panel is not working properly. In this connection Secretary informed that there was a problem in between due to MCB installed in the control room which since has been repaired. Later on, it was found that around 2400 units per month is being generated which is fairly good. Secretary informed that regular cleaning of solar panel is required. Manager to coordinate with the concerned company for regular cleaning. He requested Mr. Dobhal to monitor the Manager in this regard. It is also observed that Lighting poles have been increased due to demand from residents for a proper increased lighting. This could be one of the reasons for increased billing. Secretary suggested an overall review of Electric connections in the Society.

K T Chandramohan
Secretary