



KENDRIYA VIHAR APARTMENT OWNERS' ASSOCIATION.
PHASE II ,Tomando, Bhubaneswar-751028.

MINUTES OF THE 20th EXECUTIVE BODY MEETING HELD ON 24th May-2021.

The 20th Executive body meeting of AOA of Phase-II was held on 24th May 2021 at 7.00 PM in virtual mode using goggle meet platform.. The following members were attended the meeting.

SL.NO	Name: S/Shri	Designation.
1.	P.Dash.	President
2.	B.Mahapatra.	General Secretary
3.	Niranjan Rout	Jt. Secretary
4.	G. Y Rao	Member
5.	N.K.Pal	Member
6.	J.J.Patra	Member.
7.	B.Brahma	Member
8.	U.S Mishra	Member
9.	J.Mishra	Member
10.	S.Biswal	Member
11.	S.C.Das	Member

The maiden virtual meeting of executive body was presided by Shri P.Dash, President, AOA, Phase-II. He extended a warm welcome to all the members to the 20th executive body meeting. It was a matter of satisfaction that maximum members participated in the meeting.

1. Action taken report on previous meeting.

As per the unanimous decision of members in the last meeting held on 12th April, the issue of community hall was brought to the notice of Additional District Magistrate with a copy to Collector, Khurda for amicable solution. A plumber is yet to be engaged due to high salary demand and negotiations going on.

2. Progress of Solar System:

It was decided to request the vendor to complete the system with all respect before taking a certificate from the society for receiving payment from CGEWHO.

3. Quotation for STP etc:

The tender committee entrusted with the work were once again requested to open the quotations and complete all formalities as stipulated in the previous meet.

4. Gym comparative statement:

Quotations for external Gym were received by the CGEWHO project office in 2020 and a comparative statement was prepared and signed by office bearers of AOA i.e Vice President, Secretary , Treasurer and project authority. Due to lackluster attitude of the contractor the work by CGEWHO could not be taken up. Now the selected vender is ready to execute the work in the quoted price. The tender committee was requested to examine the issue.

5. Part Time Manager:

As the work load is increasing day by day and in order to maintain all files, vouchers etc systematically, a supervisor cum manager should be appointed as soon as possible. It was decided to keep a part time manager paying around Rs.5000-6000/-. Further it was decided to contact and negotiate with Mr.Rakesh Ku. Behera , who is no more an employee of phase-I and having experience in upkeep of society records and knows about all infrastructure available in the campus. Moreover he is having knowledge of computer and staying in KV campus.

6. Purchase of computer and printer:

The purchase committee was advised to purchase a desk top computer with printer as it was passed long back. Dr. Jaganath Mishra, executive body member will give technical guidance about the type of configuration, make etc.

7. Necessity of extra boring:

Keeping in view of demand of water by 240 residents, CGEWHO constructed three bore wells. Out of three, Central Ground Water Board earmarked one bore well near B-10 for measurement of water level which is supposed to be operated as minimum as possible. Now remaining two bore wells operated 12-13 hours a day for filling the underground tank. Hence there is a need of extra bore well(s) with higher capacity for serving the 240 families as well as watering plants. Shri N.K pal, executive body member was entrusted to draft a letter with full justification for demanding reasonable number of extra bore well(s) from CGEWHO.

8. Intercom in all Lifts:

People are getting panic when lifts stopped in between the floors due some technical reason. Even cell phone is not working inside the lift. Hence it is decided by the executive body to provide intercom in all 15 lifts. Both intercom and lift maintenance vender will work in tandem to complete the job.

9. M.S net in safety door:

CGEWHO has not provided steel net in the safety door. Due to mosquito menace, net is required in all the safety doors. Hence it was decided for netting all the safety doors of our phase.

10. Wood work and flooring in AOA office:

In order to keep the records in a systematic manner and giving a good look to our small AOA office it was decided to have vitrified flooring along with doors under the slab.

11. Problem of Phase-1 on STP:

Secretary phase-I intimated their precarious condition due to over flowing of safety tanks. He wanted for a meeting for solution of this problem. It was decided unanimously to have a meeting with ph-I if solution of STP and Community Center will be taken up.

12. Printing of bylaws and other documents:

Bylaws of AOA and other necessary documents such as tenant form etc must be in a booklet form. It was decided to print sufficient booklets so that all 240 members will have a copy each and remaining will be kept in the office for future use.

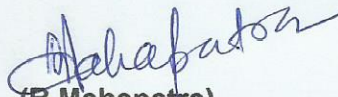
13. Asset Insurance:

Besides 15 blocks and 240 flats there are other assets like generators, CCTV, and Pumpsolar system. These assets must be insured against natural calamities, theft etc. It was decided to start with both generators first and others will be taken up afterwards after being detailed by insurance companies.

14. Efforts for merging with BMC:

Efforts may be done for merging of Tomando and adjoining areas with BMC so that problems of road, light, sewerage etc will be taken care of by the Municipal corporation. Initially a letter may be written to Urban Development Ministry , Govt. of odisha with full justification with a copy to BMC commissioner.

The meeting ended with a vote of thanks to the chair.


(B. Mahapatra)
General Secretary.
