



KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION  
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### **Managing Committee Meeting 15.09.2024**

#### **Minutes**

The monthly Managing Committee(MC) meeting of KVAOA P-II for the month of September 2024 was held on 15th at 7.00 p.m. in AOA office. With thirteen members(list enclosed) in attendance, Col.(Retd.) S.K. Jena, President, KVAOA P-II chaired the meeting and asked the Secretary to commence the proceedings. The Secretary, in turn, welcomed the members and requested all the members to be proactive in discussions/suggestions and arriving at consensus.

1. Col.(Retd.) Dr. S.K. Jena-President
2. Mihir Chand Mallick-Vice President
3. Shri N.K. Pal- Secretary
4. Shri S. Biswal-Treasurer
5. Shri Bansidhar Mahapatra- Member
6. Mrs. Pranati Das-Member
7. Shri Niranjana Rout- Member
8. Shri RK Mishra-Member
9. Shri S.C. Das-Member
10. Shri J.P. Mohanty-Member
11. Shri G.N. Khandei-Member
12. Shri Banka Nidhi Sahoo-Member
13. Shri G.Y. Rao-Member

#### **Agenda items discussed:**

1. **Action Taken Report on Previous Meeting:** The status of all the points of the previous meeting were discussed in detail. The overhead water tanks of all the fifteen towers were successfully cleaned. Independence Day was celebrated with pomp and gaiety. Floor mats for the fifteen elevators were purchased and fitted.
2. **Selection of an office-manager:** A committee consisting of S/shri S. Biswal, Niranjana Rout, and N.K. Pal interacted with Shri Saroj Sahoo, aged 25, a science graduate having a diploma in computer science. To ensure his working knowledge in Excel and Words, he was given some tasks which he cleared comfortably. It was decided by the committee to observe his performance over a period of two-week before taking a final decision on his appointment vis-a-vis emoluments in the first week of October.
3. **Additional street lamps to ensure proper illumination of common areas:** The members, equivocally urged the management to go for additional street lights along the boundary and between the towers.
4. **New Security Agency:** The house unanimously decided that the incumbent **Jaydurga Security Services** need be replaced with effect from 1st October 2024 as its service has grossly been found unsatisfactory. The agency has already been communicated the decision over phone by the President and a formal letter will follow soon. In the meanwhile, negotiation with **Retina Security Service** is on.
5. **Income Tax paid by Ex-President KVAOA P-II during the FY2020-2021:** At the time of opening the SB account favoring KVAOA P-II in PNB, Tamando, the PAN Number of Ex-President Shri Panchanan Das was tagged with it since the association did not have its own PAN as its registration was awaited. Consequently, an income of INR 49,760.00 during the FY 2020-21 (AY 2021-2022) was shown against the name of Shri Panchanan Das by PNB, Tamando and Mr. Das, reportedly, paid tax (30% slab) on it. Shri Das has petitioned the association to refund the tax paid by him. The members requested the management to take up the matter with the PNB, Tamando Branch in order to resolve the issue- **Action-Secretary.**
6. **Refund of extra membership fee:** The house decided to refund the additional amount of INR 1000.00 with 6.5% simple interest collected from thirty-four members with immediate effect. **Action: Treasurer and Secretary.**

7. **Repair of overhead water tanks of tower C5 & C6:** Leakage has been reported from the overhead water tanks of C5 and C6 blocks and immediate remedial action is imperative. The house decided that the work may be initiated at the earliest and authorized Shri G.N. Khandai to negotiate with the agency/ies concerned. **Action: G.N. Khandai**
8. **Common area encroachment:** The house, while expressing its displeasure over the issue, unanimously felt that common areas should be cleared off any sort of encroachment. It was decided to make an appeal to the residents in WhatsApp to remove it followed by notice to individual encroachers, in case the encroachment is not cleared.
9. The Management Committee allotted a sum of INR 2000.00 for purchase of flowering plants for P-II parks. **Action: G.Y. Rao**
10. The house took a decision to activate the drinking water RO system of the society and make it fully operational, at the earliest. **Action: Shri Niranjana Rout.**
11. The house felt that the electric panels of transformers and DG sets must be suitably protected by regular painting and erecting appropriate sheds. **Action: Shri S.C.Das**



N.K.Pal

Secretary, KVAOA, Ph.II