



14/03/2014

Minutes of Meeting – GBM held on 13th MARCH 2016

Dear Residents, Thanks for your kind support & participation. Please find below the detailed 'Minutes Of Meeting' of GBM held on 13th March 2016.

Welcome & Development Updates	Presented By: Board through General Secretary.
<p>Proceeding of the G.B.M as per the agenda is started with the updates on various development activities in the current tenure, updates were distributed to all in well written detailed description leaflets. However, General Secretary Sh. Shri Pal Singh briefed everyone and explained crucial points of updates. Briefing about the future tasks and proposed action plan was also explained to everyone.</p> <p>Result of Building's future color Referendum: The results of door to door color choice referendum of getting resident's consent of going for painting with the choice of their color preference in future after repair of building, were published in meeting for house approval which is attained, as follows:</p> <p>Total Votes : 722 Vote for Option 1 : 460 Option 2 : 179 Option 3 : 83</p> <p>----- FINALLY SELECTED OPTION is CHOICE#1.</p>	

Then the Resolutions were taken for the Future / Proposed Tasks as follows:

Resolution#1 : Additional Borewell	Proposed By: Board
<p>Board proposed the need of additional borewell to deal with problem of water crises also for increased water need in building repair project. The expenses can be done from painting collection as it was already budgeted at the time of Budget Estimation of this project. Everyone appraised & approved the plan with heavy majority.</p>	

Resolution#2 : Provisions of C.C.T.V in basements/lifts	Proposed By: Board
<p>Board was getting lot of car damage & accessories theft complaints so we have worked to enhance security mechanism and presented the plan to install C.C.T.V Camera's in basements, lifts & all towers ground floors with a monitoring room equipped well with trained monitoring staff along with AMC of all equipment. Initial installation budgetary of Rs. 16-18 lacs were presented for almost 200-250 camera's. Also a plan for having all infrastructure built by selected vendor, AMC, monitoring staff etc and to get it divided into 3 or 5 years to pay per sqft/month is also presented with the budgetary that may roughly come in 5-7 paisa/sqft/month.</p> <p>Body (General Body) liked the plan and everyone consented to pass the resolution to have this project implemented to enhance security and asked / authorized the Board to work on it more to get competitive bids / Vendors and implement it at suitable time gradually.</p>	

Sanjay *Harage* *Himanshu* *Sanjay*



SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)

12-A, Ahinsa Khand, Indirapuram, Ghaziabad-201014, U.P. (Regd No: 379/2013-14)



Resolution#3 : RF-ID/Entry of vehicles	Proposed By: Board
<p>It was proposed by the board to start automatic boom barrier giving RF-ID Cards for 1 car & 1 bike to all flats. If anyone has purchased additional parking legally, they shall be given RF-ID Cards accordingly. This mechanism is for allowing temporary entry to parking for resident's vehicles till parking is actually allotted. For residents with second car can be allowed to enter allocating additional RF-ID Card at a monthly nominal fee of Rs 500/-. Everyone agreed and passed the resolution. Some residents proposed to allow third car too at Rs 1000/month but preferably to be parked in basement-3, if enough space in parking is left for third cars.</p> <p>Resolution is passed with majority for the better security at gates to stop unauthorized cars. SGRWA will work on it more with parking committee and implement it.</p>	

Resolution#4 : Swimming Pool	Proposed By: Board
<p>It was proposed by Board to run the swimming the way it was with existing vendor like before or shall we repair it to make it functional well for better hygiene and get it run by any professional vendor with set standards , tests & procedures?</p> <p>Everyone appraised RWA's intention to care about residents & kids health and expressed consent to repair pool as it is part of our common areas facilities and run it properly. All members were advised the cost of Rs. 1.5 Lacs approx. for one time repair and then approx. 60,000/- for monthly running expenses that is approx. 80,000/month for 6 months of this season in total adding some unforeseen expenses/Break down costs etc, that shall be divided to all Flats and a proposal of 6 Paisa/Month/sqft for 6 months when pool runs was proposed.</p> <p>Everyone liked and approved the proposal, However some residents proposed to make it 3 Paisa /sqft/month throughout the year that resolution was passed to start work with immediate effect to start pool in first week of APRIL which was approved by majority.</p>	

Resolution#5 : Security Agency	Proposed By: Residents
<p>Some residents proposed the need of security agency change as they are long time here and service is degrading month by month. General Body approved the proposal and asked Board to find new competitive agencies quotes after checking credentials and change the existing Agency if it is possible to get a new agency in almost same or marginal increment in a hope of betterment. If it would require huge hike, members/residents shall be consented again before final decision making.</p>	

Resolution#6 : Dues Collection from Defaulters	Proposed By: Board
<p>Board has presented the list of flats who are not paying their maintenance dues for the service they avail and proposed to the house/Body to suggest an action plan to recover maintenance dues. After sufficient suggestions, it is proposed to publish such flats list as Defaulters on all notice boards, send them individual notices and restrict them for using any common facilities if they do not start paying. Later legal action shall also be elaborated to be taken. Resolution passed as above with heavy majority including many good pay masters.</p>	

Resolution#7 : SGRWA Board Elections	Proposed By: Board
<p>Board has informed the Body about its liability of making an arrangement of 1/3rd board member's retirement (means 3 members in our case) every year. Two(2) posts were vacant already for that decision of retiring Manoj Pant & Kamal Anand was taken by Board and intimated to Body, because they left the office in mid-term and gave up their duties. One current Board Member Sh. Prashant Saraogi offered voluntary retirement. General Body</p>	

Manoj Pant *Kamal Anand* *Prashant Saraogi* *Sh. Prashant Saraogi*

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approved these 3 posts for fulfillment through elections.

Some residents expressed concerns of current development tasks mainly huge projects like building's repair work and proposed that current post holders shall continue to work on all current projects and also for the tasks for which resolution passed today and Current Post Holders shall be authorized to do any expenses including any legal expense as it may require for any of our case or any task.

Everyone approved the above proposal and asked current office bearers/post holders to continue the work with full authority and then some residents proposed to nominate members for election commission to authorize them for conducting election of 3 vacant posts as to complete the board of 9.

Everyone approved and election commission's members were nominated as follows:

- | | | |
|--------------------------|-------------------|------------------------|
| <input type="checkbox"/> | Neeraj Tyagi | G-801 (<< Flat Number) |
| <input type="checkbox"/> | Atul Tyagi | H-301 |
| <input type="checkbox"/> | Alok Gupta | C-402 |
| <input type="checkbox"/> | Dr. Rajnder Singh | F-1401 |
| <input type="checkbox"/> | Nadeem Ur Rehman | B-102 |
| <input type="checkbox"/> | D.P.S Chauhan | |
| <input type="checkbox"/> | Amit Chaudhary | B-block |
| <input type="checkbox"/> | Y.P Mathur | M-1001 |

7 members were present there and accepted the nominations which was approved by General Body. Sh. D.P.S Chauhan was proposed by someone but he could not be present himself to accept and hence was not approved by Body.

Further SGRWA is asked to conduct a meeting with E.C to take their formal acceptance and hand them over the Board proposal/Body resolution for elections to work accordingly.

Some residents asked questions for some of the above agenda during discussions and some questions were asked later. All questions were answered satisfactorily, however some ladies tried to talk out of agenda even after meeting was concluded by vote of thanks to everyone addressed by President.

Thank you all for your precious time and support.

Shri Pal
SHRI PAL SINGH
(General Secretary)



Sunrise Greens Residents Welfare Association.

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