

ALLIANCE ORCHID SPRINGSS FLAT OWNERS ASSOCIATION

Minutes of the EC meeting held on Pear Basement office on the 21st January, 2019.

The General Secretary welcomed the gathering and left the floor to President. President recalled the developments with respect to meeting of the various blocks, with Alliance Management.

1. The issue of maintenance was discussed in detail. It was decided to write to Alliance on these issues detailed as below and seek improvements / clarifications:
 - Residents don't get the invoices mailed on regular basis. Sometimes duplicate invoices also being raised.
 - Payment receipts for the MC also not issued promptly by Alliance.
 - As per general norms, initial communications from Alliance and also with reference to the agreement, maintenance charges to be paid before 15th of every month, for the previous month. However, there is a confusion prevailing on this.
 - We could pay the GST only if we get the invoices with GST. It was also felt that confirmation should be sought from Alliance regarding the GST paid by them.
- 2 Mr.Ravindran suggested a new face to come forward to take over as President as the Secretary also is a new face, so that there will be totally new style and approach in AOSFOA leadership and this would also nullify the past equations if any so as to facilitate our current efforts to unite the community. EC deliberated on this and accepted the suggestion and it was decided to elect an interim President from among new faces in the EC. However Mr.Ravindran would be continuing as Executive Committee member and actively supporting the cause of AOSFOA with his extraordinary leadership qualities.
3. The name of Mr.K.R.JayaShankar of Silver Oak Block, was proposed by Mr Rajaratnam and seconded by Mr.Raman . The EC approved and welcomed Mr.Jayashankar to take over as the interim president, until the new President is elected in the upcoming GB meeting. Mr.Jayashankar accepted the nomination and thanked the EC.
4. General Secretary , thereafter explained pursuing the demands in the memorandum submitted to the Alliance Management over the deliverables pending and other grievances and also updated the various welfare projects in hand as detailed below:

- A Pharmacy in the complex. He said the agreement is being finalized with the party brought by ASFOA.
 - For bringing an ATM within the complex, 7 banks have been approached and there is difficulty in view of revised RBI guidelines to restrict ATMs only at viable locations and Banks are in the process of withdrawal more than setting up new ATMs.
 - To try and get a Vegetarian restaurant in the complex.
 - To examine the possibility of getting a Xerox, computer and stationery shop inside the club.
 - To get the services of a Plumber, electrician and Civil contractor streamlined for deciding on uniform rates by empanelling the service providers.
 - To explore starting a feeder service to Thirumangalam metro station either privately or through Metro Rail.
5. It was decided to follow up with the Registrar on our earlier appeal for accepting us as the single Association, citing the earlier rulings in this regard. Mr.Saibaba was requested to facilitate the OBs on this.
 6. The EC requested Mr.Saibaba to support the Treasurer to change the names in our Bank Accounts with respect to people who can operate and also initiate filing all statutory returns.
 7. It was decided to release periodical news letters to the society from AOSFOA so as the community is informed of the developments. The draft newsletter prepared by a team of EC members was tabled and the EC after deliberations approved the same for release.
 8. It was also proposed that the membership fees be reduced to Rs.100/- as we do not incur any kind of expenses at this point except for stationaries. It was decided to cease the services of retainer advocate and that any further spending, if so, would have to get EC approval.
 9. General Secretary concluded the meeting and thanked all the participants.