

## **Minutes of the weekly meeting held on Tuesday 30<sup>th</sup> July 2016**

**Location:** RWA Office, 11<sup>th</sup> floor, Prakashdeep Building

**Date:** 30th July 2016

**Time:** 4:30pm to 6:30pm

Mr. Ashok Kumar Jain- President (Flat No.-302)

Mr. Ravi Sharma- Vice President (Flat No. -1007)

Mr. Tarun Vohra- Jt. Secretary (Flat No. 105)

Mr. Balbir Mehta- Member (Flat No. 710-11)

Mr. Lokesh Kumar - Member (LB-11)

Mr. Kailash- Member (UB-05)

Mr. Arun Jain- Member (Flat No. 507)

Mr. Anil Arora- Member (Flat No. 1109)

### **Agenda of meeting and further Discussion & Decisions accordingly.**

**1. Discussion on Power/Energy Audit for 2014 & 2015.**

- Decision pending.

**2. Building's Structural Audit work.**

- a) Audit progress discussed with Mr. P. Arora earlier, members observed and expressed their views that all shaft's structural assessment not been taken up as per our satisfaction; after taking feedback from the members, the owners of M/s P. Arora & Associates has done re-assessment of the entire shaft and made thorough report on it. Members also discussed that audit report should give deep assessment of the major damaged area like terrace, basements, Exterior walls, beams, Columns and through reports on deep vertical and diagonal cracks observed in the building wall adjacent to the excavation plots area.

**3. All five DG set B-Check (Servicing) is due.**

- Quotation under discussion.

**4. Billing Software.**

- M/s ASG Software Pvt. Ltd. has been finalized to develop and design the billing software as per PDFOWS requirement. Cost of software has been negotiated from **300KINR** to **170KINR** plus tax.

**5. Ground rent of Rs. 2, 52,276/- for the period of Jan 2014 to Sep 2014.**

- Due Ground rent for the period of Jan 2014 to Sep 2014 has been paid by the RWA on behalf of Pro Facility Pvt. Ltd. ( Undertaking has been given by the Profac Management)

**6. Car Top Balustrade to be installed on the rooftop of elevators (KONE Make)**

- Under discussion, kept on hold.

**7. Facility Management Agencies called to take over the building Facility and maintenance.**

- Kept on hold

**8. C.A. WORK STATUS (Pending)**

- i) Up to 31<sup>st</sup> March provision balance sheet. (Already mailed to RWA Members), it needs to discuss by members with CA.
- Awaiting CA response after submission of Mr. Arora observations

**9. DG Set battery needs replacement: - 2 nos. (135AH each) & Fire Alarm system 2 nos. batter (100AH)**

- Quotation received from three vendors, lowest quote for 4 nos. batteries is Rs, 31,000/- approx without old battery buy back) Quotation has been discussed and members decide to do further negotiation, hence it was negotiated and final cost of batteries closed with Rs. 21,800/- along with old battery buy back and tax)

**10. Water proofing work for roof top.**

- It was discussed and decided to initiate this work after submission of building structural audit report.

**11. DG installed on the roof top; its canopy's ceiling got damaged and needs repair/replacement.**

- It was discussed and decided to initiate this work after submission of building structural audit report.

**12. Exterior walls and parking area needs structure repairing & painting.**

- It was discussed and decided to initiate this work after submission of building structural audit report.

**Next meeting to be held on 05<sup>th</sup> August 2016**