



ORCHID ISLAND RESIDENTS WELFARE ASSOCIATION

Regd. No. : HR/018/2015/02407

Pan No. AAAA07390Q

Mr. Rajinder Kumar
President
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Mr. Navneet Kumar
Vice President
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Secretary
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Joint Secretary
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Asst. Jt. Secretary
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Ref. No. AGM/18-19/01

Dated

MINUTES OF ANNUAL GENERAL BODY MEETING (AGM) HELD ON 30.09.2018

Mr. A.K. Tyagi, Executive Member welcomed the residents. Keeping in view the low attendance of only 20 residents, the meeting was postponed for 30 minutes and the meeting started at 10:30am. President OIRWA was invited for opening comments.

Sh. Rajinder Kumar, President welcomed all the members present in the meeting. He informed the house that the handing /taking over of Orchid Island maintenance from the builder was smooth and the maintenance of the society is running smoothly since 01.04.2018 with the help of all residents and volunteers.

As per agenda of the meeting, the minutes of last GBM held on 07.01.2018 were read out by Mr. A.K. Tyagi. Thereafter audited balance sheet for FY 2017-18 which was already circulated along with agenda note was discussed and the both issues were approved by the house by raising hands.

Secretary Report

Mr. Vipin Bhatia, General Secretary, OIRWA appraised the house on various activities undertaken and progress achieved as follows:-

1. The implementation of prepaid system for collection of Electricity & Maintenance dues was successfully implemented with the co-operation of all residents and staff.
2. He lauded the efforts made by the horticulture team for enhancing beautification of the society as a whole and Gate no. 1 & 2 in particular.
3. In order to balance the power back-up between Phase-1 & 2, One DG Set (750KVA) was shifted from Central Park to Gate no. 2 site.
4. To avoid accidents in the society, 25 convex mirrors have been installed at the turnings of internal roads.
5. District Town Planner (Enforcement), Gurugram has been informed regarding unauthorized constructions/encroachments by the residents and reminder has also been issued for taking an early action.
6. CCTV coverage for better security approved by the house for the entire society.
7. To manage the garbage efficiently 30 number covered dustbins have been placed at suitable points.
8. To facilitate the resident's additional seating arrangement has been made in the parks by providing 8 no. new benches with back support. Further 2 no. stainless steel benches have been installed in the waiting area for the school bus at Gate no. 1.
9. As a major breakthrough, outside Gate no. 1 on the main road, Two speed breakers were got constructed from HSVP with active support of Hon'ble Sh. Rao Narbir Singh, Minister, Govt. of Haryana and Sh. Kuldeep Yadav, our MCG Councilor. This has helped us in avoiding frequent accidents reported earlier providing a big relief to the residents.

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10. A shredder machine to convert leaves into manure has been procured.
11. The boundary wall has been strengthened by raising height opposite Flat no. 391 to prevent any intrusion.
12. At the time of taking over maintenance from the builder, it was informed by RWA that electric rates shall be reviewed quarterly and difference, if any, will be adjusted accordingly. Thus OIRWA has reviewed electricity rate per unit for the period April to June 2018 charged by DHBVN viz-a-viz the rates charged from the residents and a difference of Rs. 0.34 per unit have been calculated and shall be refunded by giving credit to the residents in the form of recharge vouchers. The house was also informed that present electric meters "Genus Brand" installed by builder are offline meters and therefore monthly correction of rates already loaded in the meters is not practical and hence the same are being reviewed quarterly.
13. It was also informed that security at Main Gate have been enhanced to check the erring visitors and to ensure smooth flow of traffic.
14. RWA What's app group will be converted into broadcasting group to avoid unnecessary discussions.

Mr. Vipin Bhatia then invited, Mr. Harish Dua, Treasurer to inform the house about the financial health of RWA.

Mr. Dua informed that at present RWA has fixed deposits worth Rs. 1.09 crore in various banks. This includes corpus collected from residents, IFMS received from builder for the units sold by builder after 01.04.2018.

The General Secretary further elaborated upon various plans being visualized by RWA in near future as below:-

1. The experiment for online meters with Ajeevi is under way. In case any meter of Genus which currently are installed get faulty then it shall be replaced with on line meters because Genus is an off line meter.
2. Procurement of new Fire Fighting equipment for each block is being planned.
3. To strengthen internet connectivity at competitive rates, other players are being introduced and fiber laying is underway.
4. RWA is hopeful for providing open Gym in parks with the help of concerned authorities.
5. Upliftment/improvement of Gate no. 2 is being planned.
6. To carryout paint/repair works of outer façade quotes are being arranged from various paint companies.
7. Efforts are being made to make the boom barriers functional.
8. The survey to convert common area lighting on solar system has been carried out and quotes are being arranged.

Legal Status of Various Cases:

Mr. A.K. Tyagi appraised the houses on the subject as follows:-

1. Regarding bogus bills of arrears of maintenance raised by the builder, negotiations with the builder are underway for a amicable solution with little hope and as such other options are being looked into.



2. CWP has been filed in the Hon'ble High court of Punjab & Haryana at Chandigarh regarding pending registries and the next of hearing has been fixed for 19.02.2019.
3. The above matter has been clubbed with the already existing case in the same court against AGRF award relating to excess area. RWA has engaged advocate for defending the case in the interest of residents.
4. The builder has managed to file a case in the High Court for quashing the FIR lodged against him and now RWA has also engaged advocate for defending the case in the interest of residents.
5. Two cases relating to increase in the maintenance rate from Rs. 1.25 to Rs. 1.90 by the builder and for monitoring the FIR case are pending in the Distt. Courts, Gurugram.

Corpus Issue:

Mr. Vipin Bhatia alongwith Mr. Navneet, Vice President informed the house that only 564 owners have deposited the corpus amount of Rs. 10000/- so far. The failure on the part of remaining owners was highly condemned by the house and it was resolved that this amount shall be recovered from the defaulting owners with 18% interest from 31.03 18 (in case they default from deposit till 31.10.2018) through pre paid system. 70% of corpus amount will be converted into interest bearing security and the interest equivalent to saving bank account will be credited every six months through pre paid system and remaining 30% amount will be used for legal expenses as already approved in Emergency GBM held on 27.01.2018.

The house approved that no complaint be entertained by RWA for the residents who have not paid Corpus amount and RWA member ship fees of Rs. 10000/ and Rs.1100/- respectively

The following points were also discussed

- a. Sh. Anurag Srivastava desired that the DG Sets should be in auto mode and Sh. Abhimanyu Raparia replied that a shutdown is required for the same. Technical committee will declare the dates for the servicing of LT panels and complete shutdown scheduled of electricity in 20-25 days.
- b. The senior ladies group requested for some space in Orchid Island for reciting Bhajans etc. Mr. Navneet Kumar informed that they could do so in old shop and box area as not much space is available.
- c. The matter regarding playing of football and cricket by young children of residents in parks of society was also discussed and it was concluded that parks cannot be used for playing cricket and football.
- d. The other miscellaneous issues were also discussed.

Mr. Vipin Bhatia, General Secretary thanked everyone for their presence and valuable suggestions for the upliftment of the society.



(Vipin Bhatia)
General Secretary, OIRWA