



SHIVANI ANNUAL REPORT

2009-10

Summary

We started the year 2009-10 with an AGM where we saw an election for the first time. But that tempo seemed to have fizzled out quickly as we could not conduct even a single MC meeting with all the 11 members.

Gradually, the secretary, the vice-president and four other MC members dropped out one after the other, till we lacked quorum to conduct any more meetings after March '10. This has severely scaled down the MC's capability and increased the burden on a few members.

The MC meetings that were conducted till December were marred by several controversial discussions and claims, though our bye-laws does not vest any authority on the MC to decide and implement them without approval from the general-body.

Finally, it was decided by the President to take written vote from members on all issues and take up important ones for discussion in an Extra-ordinary General-body Meeting.

An EGM was conducted in March to discuss several issues and requirements. 11 resolutions were discussed and passed. It included a couple of important resolutions regarding the method of collection of charges & disallowing commercial activities in common areas.

Nine other resolutions were deemed passed through written votes on which no discussion was demanded. Several of the improvement activities were made possible due to the resolutions that were passed in the EGM.

Though most members appreciated the need for these improvements and the related expenses, a few have questioned the need as well as the urgency itself. If a member is not convinced from the elaborate discussions we had in the AGM & EGM, the resolutions and the new letters, we are at loss as to how to convince them.

Many residents came together to present a colourful cultural show with the children of Shivani to mark the Children's Day, making it a memorable highlight of the year.

Major Improvements

- Construction of **gates** with security cabin at the ECR entrance has been completed. The cabins are provided with good lighting, intercom and fans.
- **Signboards** have been installed at strategic points inside the complex as well at the entrances / exits to given directions to visitors and regulate the traffic. New **security & traffic regulation** has been published and the security staff has been redeployed to make our lives better by taking advantage of the new gates.
- New **car stickers** have been issued. Still there are additional cars without stickers. This issue would be discussed in the AGM. It is observed that the trespass through the property has come down substantially.
- The **parking spaces** around block-1 have been repainted and named. Exclusive parking spaces have been provided in blocks 2 and 3 for **2-wheelers and cycles**. Markers have been drawn, where necessary, to ensure correct parking of vehicles.
- A new 6.5 foot **fence** has been erected along side the corporation garden on the North was block-3. As there was only a 3.5' parapet, the residents were feeling quite insecure. This fence has been erected without disturbing the corporation property.
- We got an excellent deal with Pest Control of India for doing termite control with 5-year warranty. Termite attack was found in all the three blocks. 4 of the residents and one business did not use this opportunity.
- Termite control, cockroach control and rodent control have been done in the common area around the 3 buildings. We got a waiver of Rs.22,000 for Termite control in common area.
- Two **washbasins**, one each in block-2 and 3, were installed for the use of residents as well as watchmen. This, we believe, will prevent the watchmen from spitting and washing Tiffin boxes in areas around the building. Can also be used during parties.
- **Fans** were installed in the two community halls for the use of members.

Major Improvements (continued ..)

- The **Garden** has been improved by adding new concrete benches with granite top, light and volleyball net. One portion cleared for playing cricket / volleyball. A short fence is added keep the plants in tact. A small area is available now for playing shuttle on the roof of the Community hall.
- Guidelines were introduced for the **use of common facilities** viz. the community hall and roof garden. Minimal charges have been introduced to help manage the maintenance of equipment in the community hall and roof garden.
- A set of guidelines for **installing antenna** or any other equipment in the terrace or other common area has been published. Hope the residents find merits in following these guidelines and adhere to. This is pending to be discussed in AGM as some have raised objections.
- **Karaikudi Issue** : Mr.Ramasubramanian, Mr.Raju. and Mr.Ganesh have taken upon themselves the burden of getting the Karaikudi leakage issue - the main concern of block-1 residents - sorted out through the MD of RREL. SOA issued a letter in October to help in this. The repair work inside Karaikudi has been completed in December 09, but the staircase remains to be repaired and repainted.

General Improvements

- A Shivani Website was launched for the use of the members. It has a comprehensive set of information that the members would need to refer and has a message / blog board. This was created by the President at no cost to SOA. It would be nothing to boast about unless the members make active use of it.
- **Treadmills** are now in a usable condition since over 8 months. A New sticker has been placed in the gym room providing safety instructions.
- The fans in the **lifts** of block-2 & 3 have been made to switch on and off automatically. Stickers with warning messages are displayed inside.
- A Complaint Book is kept with security staff in Block-3. SOA is responsible only for common issues but residents can take paid help from Maintenance staff.

- We have started charging a small amount from members for the common facilities. This amount will be used for maintaining the equipment available therein.
- A concierge desk was created to be managed by Rajesh, who supplies us milk, water and newspaper. The idea is to keep the security staff away from running household errands while on duty.

Finance & Accounts

Efforts were taken to collect the dues from the residents and 3 businesses; as of July 31, 09 all were cleared. Contributions to association funds are outstanding for the premises used by four of the businesses viz. MBIT, Spenser's, Odyssey, Karaikudi & Equiniti from 2007, despite reminders.

The assets as of March 31, 9 were Rs.496,103. During this year, we did not collect any money from the members, except arrears, towards corpus or any budgeted expenses. A good amount of the minor improvements and sundry recurring expenses were met from the interest received from deposits over the years.

However, SOA undertook the responsibility of collecting the cost of doing termite control inside the premises and it was paid to PCI. An approximate picture of the accounts as of June 23rd is here :

Opening Balance as per B/S	496,103
Arrears of Corpus & Subscription	27,256
Interest received from Deposits	39,451
Receipt from Hall / Roof Garden	4,500
Receipts for Pest Control	155,597
Total of Funds	722,907
Payments for Pest Control	155,597
Cost of Major Improvements (approx)	369,550
Expenses for Hall / Roof Garden	32,465
Minor Improvements & Sundry Expenses	37,721
Total of Expenses	595,333
Total Interest Received in 3 Years (approx)	78332

The issue of whether a corpus fund is required, its quantum and the purpose were discussed in more than one AGM / EGM but no consensus has emerged.

The current MC feels that we should have a small fund to meet defined emergencies and every other expense should be met through annual budgeting exercise.

Outstanding Issues

The following resolutions are pending to be discussed from last EGM. All except the last one were approved through written vote :

- Collection of deposit from New Tenants while moving in.
- Use of lift for moving heavy items.
- Late fee payable in case of delay in payments.
- Id cards for servants, drivers, regular vendors, etc.
- Only one car can be parked in one allotted space.
- Block-2 & 3 members to pay separately for use of hot water boilers.

Additional issues for the consideration of next committee :

- Carrying out repairs to pavement as approved in last EGM.
- Repairing of cracks in all buildings and repainting
- Installation of net to control pigeon menace.
- Extension of Fire Hydrant to Block 2 & 3
- Fixing pipes to carry water dripping from Air conditioners.
- Broken (apt) Name boards are to be replaced
- Fixing grill gates to improve security in all blocks.
- Removal of ABN school board to fix Shivani name board.

Maintenance Issues

There were initial improvements in maintenance by Ramaniyam Coordination (RC), thanks to the maintenance oversight by Mr.Ramasubramanian and Mr.Raju. But as this was not continued due to various reasons including the long leave of Mr.Radhakrishnan, the situation has deteriorated. The response for written communication to RC is often delayed, when received, and very evasive.

It should be accepted here that there was no coordinated & dedicated effort towards managing these issues from the MC.

The Managing Committee is very unhappy about this and urge the next MC to pursue means to fix this problem or find an alternative.

- The total cost of the absent days of all watchmen & cleaning staff in the last one works out to Rs.45,000 approximately. Most of the time we have had less than 8 watchmen in each shift. Those on the night shifts are found to be sleeping due to lack of inspection / control from RC.
- A submersible pump of block-2 failed in Dec 09 and hence replaced by SOA from our existing funds. We were given incorrect feedback this pump is non-serviceable.
- A 2nd pump also failed in January but was repaired RC upon our insistence. This was delayed by over 3 months. Now a third pump has failed in block-3.
- Copies of AMC contracts are not provided for certain equipment despite persistent reminders. It makes us suspect the availability of such contracts.
- The waste-water recycling plant is non-functional for over 18 months.
- Major leakage of waste-water & rain water occurs into the community hall since over an year. This remains un-addressed.
- The pavement is broken or the soil has eroded in many places between paving blocks. Nothing is done since over 2 years.
- The security guards lack proper uniform, sandals, whistle, latti, etc.
- Sometimes the boilers do not work as they run out of fuel. Advance monitoring of equipments is inadequate.
- Some spares of the fire-fighting equipment have been stolen from 3 floors of Block-1 but none-of the security persons were aware of it. They were replaced by RC subsequently.
- In broad daylight the EB guys have made a hole in the compound wall and drawn power from our transformer to the next building. The security and supervisor have kept quite about it.
- There has been prolonged leakage of water from Karaikudi's tank resulting in rusting of costly fire hydrant pipe in block-1. No action taken till now.
- The security phones were non-functional for a long time and this required personal calls by the President to Airtel.
- Voluntary inspection and rectification is completely absent.
- RC is unwilling to comply with the Maintenance Manual published by the President over an year back.

Other Issues & Updates

- Garbage segregation was planned in consultation with Professor Ismail. This had to be abandoned due to absence of someone to spearhead.
- Some of the members were not happy about not collecting any money this year. As the profits of the association are taxable we have to minimize interest earning funds with SOA. The next MC has to work towards getting IT exemption through our auditor.
- No commercial activity was allowed within our premises in the last two years and no money was received.
- A mail was sent proposing a method to share parking spaces between block-1 residents and business units. It evoked lackadaisical response.
- Block-1 MC members were suggested to form a team to address long pending issues and security issues. It is yet to materialize.
- Efforts are on to install emergency intercom telephones inside the lifts.
- Playing of cricket & football in the area between buildings was banned due to written complaints from elderly residents. Parents need to help in enforcing this.
- Two suggestions have been given regarding playing area for children. The parents are yet to discuss and get back to the MC.
- Excessive water is used for cleaning vehicles. The owners of the cars need to act to prevent this act against mankind.
- Involvement of Tenants in the general body meetings and association activities is very poor. They next MC need to implement the EGM resolution to make new tenants register with the association.
- Despite publishing guidelines, residents do not submit a form or check with the MC before installing antennae or other equipment on the terrace. We need to switch over to Multi-dwelling Unit (MDU) antenna soon. This will help preventing damage due to frequent drilling, mess of wires and intrusion by technicians. There are some unused antennae still remaining on the terrace.
- Dish Antennae installed at the same level as the lightening arrestor in block-1 is a source of concern. Poses a great risk to every one.

- SOA has not filed latest list of members, modifications to bye-laws and annual accounts with Registrar of Societies after initial registration. (as we lacked a secretary since 3 years). This needs to be done.
- We have written letters and following up with Spencer's Daily to remove the encroachments on the porch of block-1. As it stands now, they have agreed to remove them by the end of June 2010.
- An offer for Pigeono, cost effective Spikes to place on windowsills and air-conditioners to drive away pigeons was published. There were few takers.
- The president had contacted TEDA & other agencies regarding subsidy for installing solar heaters. It is learnt that the pay back period for solar heater is 4-5 years and TEDA is unlikely to provide any subsidy.
- During parking lot enumeration in 2009, we have come across 6 different versions of the parking space diagram for block-1. Our letter to RREL seeking certain clarifications on this remains unanswered.
- Two parking spaces that were named earlier as "RREL" and "Two-wheelers" on the South side of block-1 were claimed by the owner of Second floor, supported by a drawing given to us. SOA has conveyed 'no objection' to them enjoying those spaces when supported by their agreement with the builder.
- Dr. Daya of Sarah Dental has claimed a parking space near block-1 supported by a drawing received recently. This contradicts a drawing received by us in January from RREL and we are awaiting clarifications.
- No money was spent from SOA funds for the phone calls and conveyance.

Compiled by : J. Thiagarajan, President – SOA