

PBVFOWA: 2021

Meeting NO:4

Residents' Meeting

Date: July 26, 2021

Location: Virtual over Google meet

Time: 1700 Hrs

Members present:	Beginning: 40	Middle:82	End:45
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AGENDA:

1. Welcome by Secretary & Prayer
2. Introductory Speech by President
3. Report Card by various Committees
4. Open for Questions & Response session
5. Conclusion

1. Secretary welcomed the gathering.
2. President addressed the gathering after the prayer.
3. Secretary declared that 40 people are on the meet at 1715 Hrs.

Secretary requested various Committee Chairpersons to read out on their performance to the community.

A. Report of Committees

Cultural committee has lined up a few more companies for putting up their stalls in PBV. Also, it is in planning stage to encourage handloom weavers to put up their stalls free of cost during the Independence Day.

IT Commn Committee: Could not attend.

BL&GLD/RRB Committee: MC has agreed in principle to take up Byelaws amendment and Good Living/Residents Rule Book in the forthcoming EGM which are to be later ratified later on in an AGM.

Vendor Management Comm: No activity to report

Seepages: Detailed report was read .

House Keeping & Landscaping: As a token of appreciation, the HK&LS, Security and PPMS staff were given a gift as Appreciation Day, contributed generously by many residents. Also, presently used but good clothes collection campaign is being made to distribute to the HK staff. Garbage cleaning is done daily.

Security & Traffic Comm: A Security Surveillance System is proposed to cover the whole campus in three phases after the MC and Community approval. The first cut presentation is planned by the end of July/beginning of Aug to MC.

Sports Committee: Lot of clean up work has been done during the lockdown in CH sports facilities and cleanliness level is good. Planning to have a marathon alone prior to independence day.

Water Committee: A report was made after a detailed study and submitted to PPMS/PEPL. But, the response from Prestige is poor for any action.

Fire Safety Committee: The existing fire installations have been checked for its functionality like fire alarm; but, there are hardly any supporting staff for upkeep.

HOTO Committee: HOTO has prepared the RFP to appoint a due diligence external party as and when the handover takes place.

Disciplinary Committee: No incident, PBV@ peace.

B. Q&A Session:

Name/Tower	Points raised
V Narayanan	Undulations in the paved area may cause injuries to walkers.
Sudha Bala	CAM payment Recurring vandalism incidents:
Mathi	
G Srikanth	Why not disclosing the accounts or CAM Defaulters? Even payment receipt is not received once though a regular payee Service level agreement to be done with Assn before increasing the charges and cannot be arbitrarily fix at Rs.3.5 or 4.5 Assn should make an arbitration with Prestige to fix the CAM at max of Rs.3.5
Arumugam	Maximum expense for water; hence metering of incoming need to be done by fixing flow meters. Water color need be looked into STP is in bad shape; why the sewage tankers are used? Queries on NGT visit No hurry for Byelaw implementation now.
Vijayakumar	Solar heater not working; replaced the same at own cost and wants Prestige to refund the same
Mani Swaminathan	Are we treating the incoming water?
Sudha Bala	Need to put pressure on the maintenance agency
Sekar	Better to file a case for water solution
Ramanathan	Present team tenure should be extended To look into hydrogen sulphide smell in water
Sundar DK	Meeting govt officials many not help as problems exist for long; aggressive measures need to be taken by the Assn.
Ganesh	Water Quality CC by end June is missed Basement 2 gratings in bad condition Why we should pay GST for the fault of Prestige? CAM solution Invoice amount CAM paid by tenants
Vasudevan	Why cannot we take maintenance for the 25 Towers for which CC is available long back?
Vijay	Cannot we lockup the PPMS Staff?
Gowri shankar	Present financial position of Assn may be shared Security system requires funds.

President and Secretary expressed that most of the issues raised by members are connected with non receipt of CC and CAM payment. They assured Association will continue to strive to solve the issues during the rest of the tenure.

INPUTS IN CHATBOX

You
16:58

balachander 181210

balakrishnan 181012

Krishnan Ramesh

17:00

Ramesh 7022

P K Thiyaagavel

17:00

4187 Thiyaagavel

priyadarsini Satheesh

17:00

Priyadarshini 18072

You

17:01

only 13 people are on line

we will wait another 10 minutes

Vijay Bhatia

17:03

Vijay Bhatia 17042

Kevin Akash

17:03

Marisha 201411 20C

Arumugam Kalianna

17:03

K ARUMUGAM 19034

Sivakumar MV

17:03

Sivakumar T 18A 18092

Anitha Jayachandran

17:03

Anitha J T1B 1016

Kalyani N

17:04

Ramanathan 180212 18C using Kalyani's phone

Sash L

17:04

S M Lamech 11071

VENKAT RAM Gowrisankar

17:04

Geetha Venkat Ram from 9016, Good evening everyone

Vasudevan Srinivasan

17:04

S.Vasudevan T16A - 16072

Vigneswaran Velusamy

17:04

Vignesh 14068

You

17:05

kindly type ur name and unit no in chat box

You

17:09

kindly type ur name and unit no in chat box

Rajasekharan K

17:10

2017 T2B - Rajasekharan

Mani

17:10

Mani 16057 T16B

Manoharan M
17:11

Manoharan 2097 T2B

Raja Balasubramanian
17:11

Balasubramanian Raja 6044 T6

You
17:14

we will start at 0515 pm

Srikanth G
17:17

Dr. Srikanth| 3046| T3B

You
17:19

kindly type ur name and unit no in chat box

Sundar D K
17:20

Sundar 16045

Vasudevan R
17:20

Vasudevan unit - 18172

Pinky B N
17:20

Mrs B N Pinky T9b 9128

Dinesh Soundararajan
17:20

Dinesh 181212

Thirunarayanan Krishnamoorthy
17:20

Krishnamoorthy T - 180311 - Tower 18-C

Akbar Khan
17:21

Akbarkhan 4044

Srikanth G
17:21

Please request all to MUTE their Microphones

Mathi
17:26

Mathivanan 6041

Pinky B N
17:30

Everyone should mute

Dr rajkumar
17:30

Rajkumar 18159

Pinky B N
17:30

It's disturbing

Vijayakumar p TEXVALLEY CEO
17:31

Hello friends

subbu R
17:31

Request everyone to be on mute pl.

Pinky B N

17:31

Done kid is continuously talking

Some

Vasudevan R

17:32

We must inform Korean tenants not through the boxes outside their flat.

Kevin Akash

17:32

Someone's house the background is sounding a lot....request to chk pls..I think lil ones are playing

Vijayakumar p TEXVALLEY CEO

17:33

Sir I am p.vijayakumar from 11172

You

17:34

kindly type ur name and unit no in chat box

Srikanth G

17:35

Dr. Anand & Dr. Neetu 3035 have been facing stray dog problem at B2 parking whenever they go to work early mornings. Dogs do bark and threaten - Security must include STOPPING DOGS

subbu R

17:35

Subbu from 8172

Vijayakumar p TEXVALLEY CEO

17:35

I have a request on SOLAR heating system REPAIR

Rebecca Elias-Vasuraj

17:36

Rebecca T9A 9112

Security committee can consider having cattle guards at entry and exit of basements, this will stop the stray dog issue

Mangala B

17:37

Mangala from 181012

Parthasarathy A R

17:37

The water quality in kitchen taps is very poor. Any permanent solution for this. Regards, Partha 9033

Vasu Devan

17:37

Vasudevan T , 5064 , tower 5

Srikanth G

17:38

SUNRISE OSR (Opp T19) is fully occupied entire mornings for Cricket!!

Srikanth G

17:43

Who has Money - Dictates the Terms. Association without the CAM money in their control is always at disadvantage!

Srikanth G

17:45

Q. Understand PBV has water shortage so - Tankers. Why we see so many SEWER WATER LORRIES. Is the Sewer Drainage system also FAILED/ Failing/ Blocked (by our plastics)??

Ramesh babu

17:47

I understand that there is a statutory commitment to give some loads of STP sludge for their STP plant at Nesapakkam

Srikanth G

17:48

Association may need a dedicated HOTO FUND to do this. There will be cost impact. Legal, Technical (Build), Operational & Service aspects are very wide scope. PBV is big!!

Vijayakumar p TEXVALLEY CEO

17:48

Welcome Vicram

Vickram M

17:49

Hi

Srikanth G

17:49

Thanks Mr. Venkat Subramaniam !!

Ganesh K

17:49

How you can say that

We had some fetal issues

Srikanth G

17:50

DOG POO is considerably less. Disciplinary Committee / Entire MC body/ PST need to be THANKED .. MY thanks!!

Vickram M

17:50

CAM charges to be finalized

Pinky B N

17:51

Please look into the highly neglected plants and gardening near 9B entrance

Srikanth G

17:51

I agree.. Not just CAM Charges.. Arbitration - Negotiated CLOSURE of CAM is MUST DO

Mathi

17:51

It's to be fixed as 2.5 per sqft till HOTO.... my opinion

Vasu Devan

17:51

Please inform regarding the residents well in advance sir. We got this information just at 5:15 pm today

Srikanth G

17:52

If HOTO takes into 2025??

Vijayakumar Balakrishnan

17:52

When is the HOTO?

Vijayakumar p TEXVALLEY CEO

17:52

SOLAR WATER HEATER NOT WORKING FOR 15TH AND 16TH FLOOR I AM PVIJAYAKUMAR FROM 11172

Vigneswaran Velusamy

17:52

HOTO means?

Mathi

17:53

Handing over taking over

Vijayakumar Balakrishnan

17:53

It doesnt make sense to give open ended commitment like this until HOTO means when ?

Ganesh K

17:53

Give me chance pls

Srikanth G

17:53

Arcot Rd. Shyamala Gardens - Charges ₹3.25 /= we should be comfortable with ₹2.5 BUT - this needs to be agreed by both parties (Association + All members) <> Prestige

Vijayakumar Balakrishnan

17:53

For that we need to get cc and go to.

Kevin Akash

17:54

Need to fix cam for 2.5 as of now

Mathi

17:55

The CAM depends on the services, few complexes have RO plants, few have better club facilities.... etc.

Srikanth G

17:55

This is what we want Association to do. Get Service Contract / Terms

Srikanth G

17:57

Mr. President <> Can we appoint an ARBITRATOR - Both PBVFOWA & Prestige agree to abide with the order??

TOWER 2B MC1

17:57

What is the impact of recent Madras High court ruling on GST collection (that is GST payable only if the maintenance charge is 7500/+.

Thirunarayanan Krishnamoorthy

17:59

The maintenance cost is increasing due to water purchase. How many borewells do we have right now. whether prestige has fulfilled their commitment of required number of bore wells taking in to account number of flats in this gated community /

TOWER 2B MC1

18:00

We have to take immediate and effective steps to remove the vehicles, which are in no way connected to PBV or the residents.

Vijayakumar Balakrishnan

18:00

Taking over without CC is jumping into hell hole.

Is this lobbied by prestige? Isnt it illegal to take over without CC?

Srikanth G

18:07

No way HOTO before CC. BIG MISTAKE. But Quality Maintenance with Reasonable CAM is achievable!

Srikanth G

18:08

All the Security issues, Garden, Water, STP -- all hinge on a proper SERVICE AGREEMENT with REASONABLE CAM paid by all of us! We have the KEY to the problem. Will we open it?

WATER Quantity - needs to be taken forward with limited data. Flow meters - can be taken at next stage!

Mathi

18:09

Why is the CAM non payers not being pursued by prestige? This shortfall even at 2.5 is quite big, and people are allowed to continue without paying right from the beginning...

Thirunarayanan Krishnamoorthy

18:10

i understand that we have just 7 bore wells only. A gated community near by us namely prince high rise is having more borewellls thanus.

Vijayakumar Balakrishnan

18:10

It's illegal as it known by prestige.

Anitha Jayachandran

18:10

Have been complaining about seepage in our unit 1016 1B from year 2018 but still now not resolved. What is the process to get it resolved? Am totally struck

Srikanth G

18:11

Some time soon, we may have to install every flat with WATER MEETERS - Separate the Water charges from CAM and make it payable as consumed

Mathi

18:11

Yes sir. We must

Anitha Jayachandran

18:11

Don't know whom to reach out to. Don't know even this message would be recorded for resolution

Thirunarayanan Krishnamoorthy

18:12

How many borewells were committed by Prestige at the time of handing over of flats ? Have they fulfilled that commitment ?

Mathi

18:12

Water meter is a must If we want to rationalize the CAM...

Srikanth G

18:12

I must pay for my consumption - FAIR ARGUMENT ALWAYS.

Mathi

18:12



Srikanth G

18:13

Borewells - I am not a great FAN. It is fine in my independent house. Supplying a family of 4-6. For high-rise towers, water is responsibility of the UTILITIES company

Ravikumar D

18:13

TNPCB directed PEPL to provide RO plant as per EC approval in it's latest showcase notice issued on 8/4/21.

Raja Balasubramanian

18:14

please note the number of borewells to be 8-2 from Cluster 1,T12 and T14 and 6 from Cluster 2-

T17B,osr19,T20c,maingate,0sr 3B-1 and 2.Please check

Srikanth G

18:14

STP quality = CAM Payment; No money No Service Quality!!

Srikanth G

18:19

If there are NO ANSWERS - what can be done? Questions are fine. Getting data to answers is not easy. That too without having any money to do study or with a very small participation of community members! Mr. Arumugam points are valid. There are more such issues with Electricity Network etc. Not easy to SOLVE.

Srinivasan Gurumahaperiva

18:20

why secretary keep laughing when Arumugam sir is asking question, this is not professional way of facing questions

Srikanth G

18:21

Helplessness when questions are not having answers. Let us give the MC/ PST space - they are as limited as I am (Anyone else is). No Money, No Community Support, No support from Prestige.....

Thirunarayanan Krishnamoorthy

18:21

If cam charges are collected by the association then atleast GST portion will be reduced as it is collection and spending among the members. Taking over by association is also not possible in the near future unless CC is obtained by prestige for the remaining towers

Srikanth G

18:21

Y GST not charged if PBVFOWA collects

ORDER ORDER ..

Srikanth G

18:24

PBV has quite a few supporter to THIRDWAVE corona. All of you Please take care be healthy.. I am leaving!!

Thirunarayanan Krishnamoorthy

18:24

If it is collection and spending among the members then there is no GST as far as i know. GST is involved only when an agency is involved.

Harini Srinivasan

18:25

Mr. Secretary.. is there any control that tanker water is not directly discharged in treated water. This could be the reason for discoloration of water

Ravikumar D

18:27

TNPCB has directed PEPL to comply with about 6 directions in its showcause notice issued on 8/4/21. Failure to comply with these directions will lead to issue further directions for closure and stoppage of power supply to the unit.

Thirunarayanan Krishnamoorthy

18:27

Association does not have any role in car park allotment. it is the responsibility of Prestige

Harini Srinivasan

18:28

Mr. Secretary.. What is the guarantee even after accepting to pay higher CAM whether PPMS will give good drinking water and STP water a basic living need

Sivabalan Nagarathnam

18:28

Ravikumar doubt if PST is aware of show cause notice

Sivabalan Nagarathnam

18:30

It was decided to take stern action if CC is not received by July. What's the plan?

Anuradha Rangarajan

18:30

6144 & 6124 leakage issue not solved despite regular follow up

Vasudevan Kothandaraman
18:34

The office bearers are doing a completely honorary and thankless job spending personal time. Regrettably find the tone of many members quite disrespectful of the committee members - request we should be more considerate appreciating they are committing their time for the good of community. We have major issues undoubtedly but we can never move forward unless we collaboratively work with mutual respect

Sudha Bala
18:35

Will talk about this issue offline later sirs Bala(s)

Sivakumar MV
18:37

Many has received exorbitant electricity bills How to deal with it

Sundar D K
18:37

I agree with the comments on the tone of conversation with the Obs.

Harini Srinivasan
18:37

Sir Have they changed WTP and STP treatment plant carbon and sand other materials etc. When they changed. Last time They changed 2 years back?

Mathi
18:39

First of all, It's a good initiative to engage the residents in a dialogue. Appreciate the OBs to have an open forum to discuss the issues. 👍👍👍

TOWER 2B MC1
18:39

Fully agree with the views expressed by Mr

Vijayakumar Balakrishnan
18:39

President mentioned of the belief that Mr. irfan is not honouring the promises he made before, whats next ?

TOWER 2B MC1
18:40

Fully agree with the views expressed by Mr D K Sundar. We have waited enough.

Vijayakumar Balakrishnan
18:40

Are we still continue our talks with prestige? There are many ways to skin the cat ...why are we going back to prestige and not exploring other ways.

Krishnan Ramesh
18:40

@Harini Srinivasan, As mentioned during my brief this is exactly what we have asked them to do (i mentioned as filtration media) and they reverted that they are negotiating with vendors for procurement of the same. Concern is that they haven't moved forward for months.

TOWER 2B MC1
18:41

There is a need for taking aggressive measures.

Vijayakumar Balakrishnan
18:42

Water is billed at commercial rate as the project still under development.

Until we get cc and prestige hands over it good condition water bills arent going to reduce

Vijayakumar Balakrishnan
18:45

Not just false promises...marketing team and ppms are selling lies. Mr. Manu was told association is not allowing to allocate carpark under his tower.

Mr.Mani

TOWER 2B MC1

18:46

Improving water quality, putting enough safety measures for pipelined gas, etc are to be addressed by PPMS without linking it to CAM payment.

Kevin Akash

18:46

The present office bearers needed to be appreciated..though v are facing so many issues ...yet to be resolved.the office bearers are spending much of their time and effort to make our campus a safe and happy place to live in.the reality is too tough but they wrk and represent us in every way possible way to the concerned persons.they are commuting their time inspite of all the personnel issues ..whatever it maybe.for the welfare of the community..let's all stand together to njoy our premises 👍

Sundar D K

18:48

can we circulate the reports of the committee prior to the meeting. it will give more time to residents for Q&A

Sundar D K

18:49

Can we circulate the reports of the committees prior to the meeting. This will give more time for Q&A

Vijayakumar Balakrishnan

19:00

After all this we are one. Thanks for the efforts. Please take a quick decision. Time is running. Going to regulators and approaching consultant like JLL and CBRE for advice on HOTO is a good suggestion.

ravi chandran

19:01

Request all to mute the mic except the person taking

Pinky B N

19:02

Please look into the planting of some plants in 9 b an trance

Entrance

ravi chandran

19:02

Thankyou Sec and president

Kalyani N

19:03

Thank u both Balad

Vijayakumar p TEXVALLEY CEO

19:03

Thankyou Sec and president

Kevin Akash

19:03

Thank you Sec and Presi 👍👍 sirs

Send a message to everyone

Prepared By: Secretary