



**PRESTIGE BELLA VISTA FLAT OWNERS
WELFARE ASSOCIATION - PBVFOWA**

MINUTES OF THE MEETING

Meeting No: MC 01/23-25	Management Committee Meeting	Date/Time: 01 Nov 2023 Time: 2030 Hrs
Location: CH	Members Attended: Attached	
AGENDA:	Welcome by Secretary Prayer Discussion on Email from PEPL/PPMS on CAM & Doorstep collection Approval for Formation of Committees of PBVFOWA Approval for Appointment of PBVFOWA Accounting staff Update on Audit Statement finalization for period ending 31-03-2023 (By Ex Treasurer) Closing	
Discussions:	<ul style="list-style-type: none">Secretary Welcomed the members and adjourned the meeting started at 08:35PM with 42 MCs and 2 Ex officio present in the meeting.Thamil Thai Vazhthu <p>Secretary briefly shared that, the 1st MC Meeting which is originally scheduled to be held on 04-01-2023 is preponed today due to the recent email from PEPL on CAM. He further shared that if time permits the agenda points planned for 1st MC Meeting can be concluded in this meeting itself.</p> <p>With that, Secretary requested President Mrs S Maria to chair the meeting and give her welcome address.</p> <p>Mrs Maria welcomed all the MC Members to the meeting and congratulated for being elected as MC & OB for the term. She also expressed her support to discuss, deliberate all issues in MC forum and sought cooperation from all the members for making it a successful term. She requested Secretary, Fellow OB, and other MC Members to do round of introduction and start the meeting.</p> <p>All MC members present introduced themselves and congratulated each other. MC members unanimously expressed that as a team we should work together for making the term productive and take decisions for betterment of the community.</p> <p>Secretary once again thanked and congratulated the members present. He made a specific mention of the Team 5 MC having mix of first time MCs and experienced MCs, OB from the past term and it is a welcome direction for the community.</p> <p>He also expressed hope that the term will move forward in long pending issues and bring good life to PBV.</p>	

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Update on Audit Statement finalization for period ending 31-03-2023 (By Ex Treasurer)

Ex Treasurer Mr Venkatramanan requested for intervention to share his update and leave the meeting for personal commitments. He shared that the queries related to Audit statement presented in AGM have been discussed with Auditor and have it completed. He also mentioned about conference call the new team had with auditor. Further it was agreed he will have meeting with Treasurer Dr. Shanmugam and Joint Treasurer Mr Vasudevan to sync up the same.

Discussion regarding email from PEPL/PPMS on CAM

Secretary provided an elaborate context of the CAM issues from 2017 onwards, initiatives and decisions taken by various past office bearers and management committee time to time.

Though CAM is bilateral between buyer and seller and there is no agreement in place between builder and association till date, in the interest to upkeep the community association teams in year 2018, 2019, 2020 have also issued legal opinion/advisory to members for paying CAM as per prevailing bilateral agreements which is 2.5/Sq ft.

Secretary read out the prayers related to CAM in RERA petition filed by Association team 2021-2023 (Team 4) and briefly shared the details about interlocutory petitions, injunction sought to protect member's interest.

MC Member Ram Prasad (3A) thanked secretary and requested similar opening brief be given on every topic whenever discussed as it helps the first time MC to know background and extend their contribution in best way possible.

MC Member Ravikumar (18B) asked status of RERA Petition. Secretary responded that next hearing is scheduled on 08-11-2023.

MC Member M S Sriram (20A) asked if association legal counsel is briefed about the service withdrawal emails from PEPL and are there any suggestion from counsel.

Mr Vaidyanathan (4A) responded to Mr Sriram that, it is only 2 days since the new team has come onboard and before even first MC meeting could happen formally, this urgent meeting is called to discuss email from PPMS. So, it would not be possible for office bearers to discuss with legal counsel. However, in past, Legal counsel is updated by secretary time to time and help is sought wherever required.

Joint Treasurer Mr Vasudevan (18A) said that, in his tower when PPMS door to door collection staff arrived, he enquired and found that PPMS recovery agents are only having the list of those who have not paid even 2.5/Sq Ft.

MC Members Jayakrishnan and Vice President S Sundar said, they are visiting door to door for collecting total outstanding including increased rates.

MC Member Balaram Venkatesh (18C) said, though there are outstanding issues and until recent time even CC was not available, it is also important everyone pay atleast 2.5/Sq ft to ensure overall upkeep of the community.



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President Mrs Maria intervened and said, she met Mr Veerasigamani in Club house and as per him they are only collecting 2.5/Sq ft through this doorstep collection. She also asked Mr Veerasigamani to stop doing door to door collection.

MC Member Mr Viswanathan (9C) said that Association is not the collection agent for Prestige and association should await the outcomes of RERA Petition in the matter.

MC Member M S Sriram (20A), MC Member Jayakrishnan (JK) (T7) asked about NCDRC Judgement related to CAM Payability pending OC. Secretary shared, the same was discussed with lawyer and as per counsel the context of PBV is different and those judgements cannot be related to. Also, OC as defined in the other states are different and in TN it is only CC.

Mr Jayakrishnan also asked, With RERA case still in progress, can PEPL/ PPMS abruptly walk away from PBV? For this reply was given by Mr J Vaidyanathan that chances are minimal that they will walk out.

MC Member Jawaharlal (17B) said that even if the CAM is paid, PEPL would not fulfil the deliverables.

Mr Raja Balasubramanian(T6) said that everyone should pay 2.5/Sq ft as we are all living here in the unit and availing various facility management services. Non payability of CAM by is affecting the overall community upkeep and it is must everyone should pay.

MC Member Purnesh (T3B) – Prestige should give commitment on deliverables with clear timeline before demanding CAM.

MC Member Vasudevan T5 – All should pay 2.5 /Sqft, however it is also important all outstanding issues are addressed by PEPL immediately.

MC Member Mr Ravikumar (T18B), Mr Sriram (20A) asked if the association has any data regarding CAM pendency including zero payments. Secretary shared that CAM is subject between builder and buyer and association across terms have maintained consistent position on the matter. Therefore, management committee have not sought for any details.

How ever Ex President Ramesh Babu wrote to PEPL/PPMS during his term as president (without MC approval) and obtained data. Received data was shared to us and it shows there are about 120+ members who have not any payment till date. It is also not known why PPMS is not acting upon those units for collecting dues nor they have shared any valid reason till date.

MC Member Rebecca (T9A) shared that the state of maintenance is extremely poor, particularly basements and there is no transparency in PPMS/PEPL claims on CAM pendency.

Joint Secretaries Binu Joseph, Kannan, Bhuvanewari, Harini as well expressed concerns on deterioration of services by PPMS, pending deliverables and reduction of workforce.

Unanimously all MC Members present in the meeting shared, it is not right on PPMS part to initiate doorstep collection and such steps must be strongly condemned by the association.

After listening MC views, Secretary & Senior MC Member & Past HOTO Committee chairperson Mr J Vaidyanathan said , while there are serious concerns expressed by many members on the

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recent steps taken by PPMS for recovering CAM Dues and many have asked Secretary to immediately intervene and write to PPMS, it could not be done on matters like CAM without wider consultations, especially when the matter is sub-judice with RERA.

It is also known fact, one of the reasons for CAM pendency is also due to lack of transparency from PPMS on arbitrarily increasing the rates beyond 2.5. Sqft and invoicing at higher rates.

Ex Officio Mr Ramesh Babu also shared the same view that that PPMS should revise their invoice to 2.5/Sq ft.

MC Members also recommended the need for Auditing the CAM Accounts through subcommittee /subject matter experts / 3rd party / court monitored audit. However, the same is postponed for subsequent meetings to deliberate and decide.

Upon completion of deliberations, MC Member unanimously agreed for the following,

- Secretary on behalf of MC shall write to PEPL/PPMS and remind that the matter is sub-judice with RERA and pending disposal of the compliant, there shall be no action such as doorstep collection to collect CAM dues.
- Members unanimously condemned the action of PPMs by sending collection staffs to units, which is in clear violation of laws of land.
- Secretary shall write to members on the MC Meeting outcomes and Association position regarding CAM as per legal opinion/advisories shared till date.
- MC Member Viswanathan agreed to help draft legal reply to be sent to PEPL.

Approval for Inviting Volunteers for PBVFOWA Committees

The secretary read out of the list of committees to be formed as follows.

- HOTO
- Maintenance Operations Committee with three subcommittee (Water, Electricity and General issues)
- Housekeeping and Gardening
- Security and Traffic
- Safety
- Helpdesk Committee
- Cultural
- Sports
- IT and Admin
- Byelaw and Good living Committee
- Vendor Committee
- Disciplinary Comm
- Civil and Seepage
- Finance Committee

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MC Member M S Sriram (20A) suggested that the finance committee should also be also finance and audit committee.

Vice President S Sundar (18C) suggested that the existing HOTO Committee members shall continue, and new members be onboarded.

MC Member Jawahar(17B), MC Member Purnesh (3B) asked about the Temple Committee. The secretary welcomed the suggestion and shared that the temple is currently being managed by a set of volunteers and it has daily rituals associated as well. Hence a discussion with the volunteers can be convened to understand the same and decide the way forward.

Approval for appointing PBVFOWA OFFICE Accountant Staff

MC Members unanimously approved the same.

Meeting Concluded with National Anthem

Action items	Action	Owner	Date to complete
1	Email to PEPL & PPMS, Residents	Secretary	02-11-2023
2	Invite Volunteers to join PBVFOWA Committee	Secretary	02--11-2023

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1st MC Meeting - Emergency PBV - Clubhouse - Date: 01-11-2023									
Sr. Nr	TOWER	Flat Number	Name	Sign	Sr. Nr	TOWER	Flat Number	Name	Sign
1	1A	1102	MR. G. GOPALAKRISHNAN		14	14074	MR. BINU JOSHUA		
2	1A	1174	MR. KARAN ABROL		15A	15022	MR. M.PRAKASH BABU		
3	1B	1145	MRS. RAJI RAMAN	<i>Raji</i>	15B	15148	KABILAN KARUNANITHI		
4	2A	2142	MR. VENKAT SURESH		15B	15155	S.UMA MAHESWARI		
5	2B	2157	MR. RAMKUMAR NARAYANAN	<i>N.R.</i>	16A	16172	K.SUBRAMANIYAN		
6	2B	2185	MR. AMITABH SRIVASTAVA		16A	16114	PRAKASH KITTUMANI		
7	3A	3142	MR. V P RAMPRASAD	<i>R.P.</i>	16B	16077	MR. ARUNKUMAR CHANDRASEKARAN		
8	3A	3173	MR. SANTHOSH R K		16B	16055	MR. N. ARAVINDAN		
9	3B	3026	MR. S SUYAMPRAKASAM		17A	17001	MR. A.RAVINDRAN		
10	3B	3165	MR.PURNESH KUMAR	<i>P.K.</i>	17A	17083	MR. T.AYYAPPAN PILLAI		
11	4A	4181	MR. JAGANNATHAN VAIDYANATHAN	<i>J.V.</i>	17B	17105	MR. B.SARAVANAN		
12	4A	4061	DR.A.SHANMUGAM	<i>A.S.</i>	17B	17148	MR. JAWAHARLAL		
13	4B	4178	MR. SRINIVASAN VALSAN	<i>V.V.</i>	18A	18172	MR. R. VASUDEVAN		
14	5	5064	MR. T VASUDEVAN	<i>T.V.</i>	18A	18154	MR. S H PRASAD		
15	5	5011	MS. LATHA	<i>L.</i>	18B	18108	MR.R RAVIKUMAR		
16	6	6123	MR.MUKESH GARG	<i>M.G.</i>	18B	18098	MRS.HARIINI SEENIVASAN		
17	6	6044	MR.BALASUBRAMANIAN RAJA	<i>B.R.</i>	18C	180612	MR.BALARAM VENKATESH		
18	7	7091	SIVAGAMI	<i>S.</i>	18C	18179	S SUNDAR		
19	7	7062	MR. JAYAKRISHNAN, P. MENON	<i>J.P.M.</i>	19	19144	MR. V KRISHNAN		
20	8	8083	MS. S. V. SANGEETHA		19	19112	MS. LALITHA JAYASANKAR		
21	8	8102	MR. S K SANKAR		20A	20094	MR.SANKARAN NATARAJAN		
22	9A	9112	MS. REBECCA VASURAJ	<i>R.V.</i>	20A	20031	MR.M S SRIRAM		
23	9A	9154	MRS.BOJANAPATI BHUVANESWARI	<i>B.B.</i>	20B	20106	DR.T.C RAMESH KUMAR		
24	9B	9118	MR. S. SUBRAMANIAN		20C	201411	MARIA.S		
25	9B	9095	MR.GOWK. SHANKAR L	<i>G.S.</i>	20C	201610	KANNAN KRISHNAMURTHY		
26	9C	91710	MR. E. JISWANATHAN	<i>E.J.</i>	EX OFFICIO				
27	11	11144	SAHANA SANTHANAM		1	6	6114	RAMESH BABU S	<i>R.B.</i>
28	11	11054	MRS. VEDASEL JI NELLAIYAPPAN	<i>V.N.</i>	2	16B		R VENKATRAMANAN	
29	13	13055	MR. KARAN BHATIA	<i>K.B.</i>					

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