

Urbana Welfare Association

MINUTES OF MEETING- MOM NO 06


DATE - 20th. August, 2020
Virtual Meeting 6 00 pm

NO			ATTENDANCE		CONTACTNUMBER	ANDEMAIL
1	Sujit Bhattacharya	SB	P		9830062917	sujit1449@gmail.com
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21	R. K. Jalan	RKJ	P		9830402904	rkjalan55@yahoo.co.in

P- PRESENT 18, A - ABSENT 0, E -EXCUSED 3



MINUTES (VIRTUAL) OF MC MEETING HELD ON 20.08.2020

No	Details	Action By
1	<p><u>Opening of the meeting:</u></p> <p>SB opened the meeting by welcoming all MC meeting.</p> <p>MoM for meeting held on 5th. August, 2020 was placed before the members and approved.</p>	
2	<p><u>DESIGN AUDIT COMMITTEE AND BEST REPORT:</u></p> <p>SB opened the discussion stating that the initial report is already mailed to all members for their review. It is fact that during handing over process outgoing Secretary did not informed about the status of this committee. Also no documents were handed over to new MC although ex Secretary was aware of such document/s. SB received the documents from Mr. Subir Chaki who is a member of this committee. Now it is Imperative that this committee has to take a decision since there is a possibility that previous committee may publish this report to UWA members. SB also expressed his concern about the huge cost that may occur if decided to proceed.</p> <p>Taking part in the discussion PB stated that there is a real threat as far as Gas Pipe Lines, Contaminated Water, Faulty Windows etc. are concerned and these are to be addressed immediately. A report is necessary from a professional body hence this should be placed in our forthcoming AGM.</p> <p>AM wanted to know whether amount paid for this report. SB confirmed that Rs.50,000/- has already been paid. AM stated that if we do not have to pay further then we should be published in public that such report is found which was never declared to anybody. It should be published immediately. PB seconded it.</p> <p>SK was in opinion that Gas Pipeline, poor water quality etc are relatively smaller issues and can be dealt with separate agencies with minimum cost.</p> <p>AS stated that since the report was not handed over officially by outgoing committee and received on personal capacity we should not deal with it now.</p> <p>Most of the members were in the opinion that we should not proceed with this deal. Also the report should be published immediately.</p> <p>AP informed the committee that total cost of the deal is Rs.36 Lacks. AS mentioned that this huge amount will not be acceptable to a majority of the simple fact that there is no guarantee that there will</p>	

be any concrete follow-up action by the developer.

HL pointed out that the major problem that has come to surface most because Amphan related damage to the window and the collateral damage of false ceiling and wooden flooring. Other two problems regarding water and gas lines, considerable study was done last time. Hence committee should not go into this elaborate exercise and won't lead us to any real conclusions and objectives.

After lengthy discussion it was unanimously decided that house is not in favour of going ahead with this report. But we should publish this report with our view on this to the Urbanites.

This report was received (THE INITIAL REPORT ALREADY CIRCULATED TO ALL Members via ex treasurer is giving wrong statement that he had handed over everything and current MC is delaying the changing of the names in GST portal. The fact is we have offered that they can hand over all documents to us, sign the bank documents for change of signatories and the current PST will sign the Resolution for change of name at GST and hand it to him so that he can get the name changed since he says it is a simple 30 minutes task which he said is no problem at all.

Ex-treasurer of UWA (2019-20) has made it a condition that unless we (new UWA team) change the promoters' names on the GST portal, he will not sign and complete the handover, which includes the critical part of changing the signatories of the UWA, UUC bank accounts.

As decided earlier by MC that the issue of non-cooperation by the ex committee to complete the handing over process should be addressed to Members so that they are aware of the current situation. Accordingly a message was posted in Members group by SR explaining the deadlock of hand over process. It was observed that members are reluctant to express their views. While discussing the same some of our MC members expressed their views that the message posted is too lengthy and may be one of the reasons less interesting. Hence suggested that tomorrow another message to be posted in Members group highlighting bullet points so that members could read it at a glance. HL suggested that the message should mention about the additional condition placed by ex-president that unless Bandhan Bank is allowed to install ATM in our complex handover will not be done.



3

HANDOVER:

SB stated that considering the above situation UWA cannot run without having bank accounts operational. Moreover multiple events are knocking the door, which UWA is obliged to conduct. Membership fees, even subscriptions etc will be hampered and it will affect the UWA as a whole.

Members unanimously decided that a new bank account in the name of UWA to be opened with HDFC Bank and necessary documentation process to be completed as soon as possible.

4

AGM:

SB stated that two weeks notice to be served and audited balance sheet to be published at the same time. Suggested AGM should be called during 3rd week of September, 2020. If by that time the bank letters are not signed by ex president then the matter will be taken at the public forum. Also in AGM it will be taken up.

In this AGM we also will place the changes in rules and by-laws of UWA since this is only can be done in AM. Hence we need to get it done maximum by next two weeks. Due to time constrain we should restrict only main points which needs to amend urgently.

House agreed to go ahead to call for AGM during 2nd. week of September, 2002.

5

PROPOSAL FROM ENKON FOR DIGITAL ADVERTISING:

SB informed members that after initial site visit and discussion with Enkon now contract submitted by them. SB highlighted few important points such as (1) contract period is 5 years which is a concern (2) contract does not mentioned minimum guaranteed revenue. (#) Due to current COVID situation currently revenue may be less but in future good revenue anticipated.

HL suggested that since it's a major contract it would be better to circulate the proposed contract to MC members for their review and comments. SB agreed to it.

Enkon agreement decision will be discussed in next MC meeting

UPDATES FROM R&M, SECURITY, SPORTS, SOCIAL SERVICE AND UTSAV :

R&M

AB informed the members about the progress of 5 important issues which were raised in the meeting with UFM. Appreciated UFM for implementing the most important issue raised by us "Disinfection of all floors in all towers". Schedule for disinfection in all towers were published and TC/residents were informed about this achievement.

Regarding **Garbage Shoot Operational** AB stated that till date no response from UFM although it was agreed in principal by them Immediate follow up is required from our side. SB agreed to speak with UFM within a day or two and house agreed upon the necessity of its operation. R&M will prepare a SoP and will submit before the MC and subsequently to UFM for compliance.

Mosquito repellent machines are still not functional. Continuous follow up is going on.

Members appreciated the effort of R&M team.

SECURITY

In absence of KBM PS briefed the members about the meeting held on 3rd. August, 2020 between UWA security committee and UFM. Overall the meeting was very fruitful. Several important issues related to safety and security of residents was discussed. They includes main entrance gate sensor non operational, Owner's sticker to be mounted on the windscreen having parking lot number, owners parking cars in Guest parking area, visitors slip to identify guest's car. UFM assured UWA to discuss with their higher officials and get back to UWA. While briefing PS stated that during discussion the pay structure of security personals was discussed. UFM informed average salary is Rs.14000/-. PS expressed his concern about that since SP was informed that the salary of Security personal is 7-8K only. Hence requested CAM team to verify that.

SPORTS

VS informed the house that 1st. meeting of sports committee was held on 2nd August'20. Initial planning includes:



Chess online competition which would be conducted during August' 2020 having a registration fee of Rs 100/- only to meet the initial expenditures. UWA need to provide trophies.

Other plans (September 2020 onwards)

(A) online Scrabble (B) Catan - Splendour (board game) (C) Sudoku, Regular monthly Tambala

The team also working out monthly colander for sports activities.

House appreciated the effort of VS and his team members and assured all possible assistance from UWA.

SOCIAL SERVICE

SB once again emphasised the very good work done by previous social service team and requested MA to start immediate action plan to proceed.

MA informed the house that she is already in touch with individuals to form a strong team. She will finalize the team and action plan and will advise MC accordingly.

UTSAV

SB informed the house that UTSAB committee is gearing up to start their first event i.e. Janmashtami followed by Ganesh Puja. As per Govt. directives no religious gathering is allowed. Hence community Puja cannot take place. Hence it was decided that Janmashtami celebration will be conducted on personal level but the expenses will be borne by UWA. Ganesh Puja will be conducted in similar way. An amount of Rs.15-20K is budgeted for Janmashtami celebrations.

UTSAV committee decided that subscriptions from residents will be Rs.4000/-.

Durga Puja will be celebrated in normal way but with down scaled.

Idol (Pratima) of Shri Ganesh, Ma Durga and Laxmi are already finalised at a cost of Rs.1.81 lacks and advance money paid.

Pandal will be open like Rajbari style. Various subcommittees are formed to carry out different task related to all celebrations.



7

ANY OTHER MATTER:

(A) AM informed the members that a casual meeting was held with Dr. Sudhir and Dr. Deb Kisor Gupta About the best possible way to deliver basic medical facilities to residents. A proposal was placed that all residents will pay monthly Rs.80/- per family and a comprehensive medical facilities will be available to residents like regular HP and blood sugar test, emergency fist aid facilities, oxygen cylinder availability, monthly one time free consultation with specialist. Discussed in details. Few are in the opinion that there may be possibility that by paying amount residents will have high expectation and will demand more and more facilities. Few were having concern about cash collections. Finally it was resolved that AP will prepare a comprehensive report and circulate to the members for review and comments. Accordingly appropriate decision will be taken by MC.

AM emphasized to move immediately for the registration of society by pressing BNRI to do the needful. AM stated that recently a housing complex in Kolkata got society registration when only less than 20% residents did their property registered. Hence it is not true that 51% registered members should be there to get the society registered.

SB suggested to have a legal opinion on this since BNRI is sticking to their stand that only on completion of property registration of 51% society registration can be done.

(B) PS raised the following points:

- i. During lockdown days there should not be restriction of resident's movements from one tower to another.
- ii. Maids should be allowed to enter the complex during lockdown days.
- iii. Rumour that by December 2020 the CAM charge will be raised to 2.75

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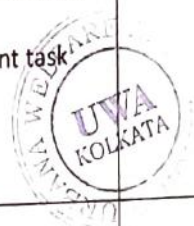
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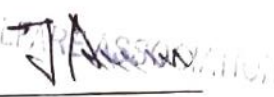
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URBANA WELFARE ASSOCIATION


President

URBANA WELFARE ASSOCIATION


Secretary