

**Urbana Welfare Association**

MINUTES OF MEETING- MOM NO 05

DATE - 5th. August, 2020  
Virtual Meeting 6:00 pm

NO			ATTENDANCE		CONTACTNUMBER	ANDEMAIL
1	Sujit Bhattacharya	SB	P		9830062917	sujit1449@gmail.com
2	Pradeep Bhatia	PB	P		9339744212	pradeepbhatia20@gmail.com
3	Avinash Malpani	AM	P		9331000140	hmplaza@gmail.com
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8	Ashis Dutta	AD	P		9433492934	Ashidatta783@gmail.com
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20	Vikram Saha	VS	P	<i>Vikram</i>	9920021076	vikramsaha@gmail.com
21	R. K. Jalan	RKJ	P		9830402904	rkjalan55@yahoo.co.in

P- PRESENT 17, A - ABSENT 0 , E -EXCUSED 4



**MINUTES (VIRTUAL) OF MC MEETING HELD ON 05.08 2020**

No	Details	Action by
1	<p><b><u>Opening of the meeting:</u></b>            SB opened the meeting by welcoming all MC meeting.            MoM for meeting held on 23RD. July 2020 was placed before the members and approved.</p>	
2	<p><b><u>HANDOVER STATUS &amp; ACTION:</u></b></p> <p>SB opened the discussion stating that 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 - if they sign the bank documents for change of signatories and hand over the accounts and whatever other documents needed, 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.</p> <p>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.</p> <p>As decided earlier by MC, 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 were 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 handing over will not be done.</p>	

<p>3</p> <p><b><u>BANKING:</u></b></p> <p>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.</p>	
<p>4</p> <p><b><u>ATM:</u></b></p> <p>SB informed members that negotiation is in progress with ICICI and HDFC bank. Hopefully they will submit their offer soon.</p> <p>About controversy over installation of ATM by Bandhan Bank, SB informed the members that it was BNRI who informed SB that an agreement is ready for ATM with Bandhan Bank. Then only this issued came to surface. Since it was only RS.1/- per month rent SB advised BNRI to hold it till they get OK from UWA.</p> <p>AS stated that after extensive verification of existing records of UWA no documents were found wherein it is documented about the deal of installing ATM by Bandhan Bank. Hence it is established that there are no official commitment from UWA by ex-MC.</p> <p>Although no documents are available to this effect, it was agreed by MC that before finalising the deal UWA will approach Mr. C.S. Ghosh MD of Bandhan Bank presenting the offer received from two banks with an option to accept same terms and condition failing which UWA will go ahead with best offer for the benefit of Urbanites.</p>	
<p>5</p> <p><b><u>PROPOSAL FROM ENKON FOR DIGITAL ADVERTISING:</u></b></p> <p>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.</p> <p>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.</p> <p>Enkon agreement decision will be discussed in next MC meeting</p> <p><b><u>UPDATES FROM R&amp;M, SECURITY, SPORTS, SOCIAL SERVICE AND UTSAV :</u></b></p> <p><b><u>R&amp;M</u></b></p> <p>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.</p>	

Regarding **Garbage Chute 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 UTSAV committee is gearing up to start their first event i.e. Janmashami followed by Ganesh Puja. As per Govt. directives no religious gathering is allowed. Hence community Puja cannot take place. Hence it was decided that Janmashami 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 Janmashami 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 lacs and advance money paid.

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

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#### **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 first 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.

SB mentioned that doctors' running an independent business within the premises needed greater discussion and that this should be done through the UWA. Further any such report must be through the Health Committee headed by AS.

Finally it was resolved that AS will prepare a comprehensive report and circulate to the members for review and comments. Accordingly appropriate decision will be taken by MC.

(B) 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.

(C) 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

 Secretary

Secretary

