

URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

Minutes of Meeting: Mom No, 7

Date: 10th December, 2023

Club B1 Conference hall

S. No	Details	Action By
1.	<p>Opening Remarks President</p> <p>PB welcomed all the members. He stated that year 2023 was an eventful year. Till now all the events were conducted very well with the huge participation of the residents. Thanks to Utsav Convener. Also , the CO-convener of Deep Utsav.</p> <p>Infrastructure wise also we are moving in a right direction. Reports will be given by each sub-committee member. There is still lot to be done. Implementation is little slow. We have to gear it up.</p> <p>Official formation of RWA is finally over. Next general meeting is scheduled for 16th December'23 (Saturday). The quorum required is about 300+ which probably will not be fulfilled. If the meeting is adjourned the next meeting may be held on Sunday 24th December'23 in which quorum is not required. Then the ball will start rolling. Appropriate decisions will be taken to start the process for the election.</p>	
2	<p><u>Secretarial Report</u> <u>Confirmation of Minutes of Meeting held on 2nd November, 2023:</u></p> <p>TKB presented the draft MoM No.06 dated 2nd November, 2023 which was approved by the House.</p> <p>Commercial activities conducted by UFM</p> <p>TKB raised an issue about the commercial activities conducted by UFM outside the premises of the Club House. He informed the House that It was discussed and agreed in last EGM that such activities could be allowed only with the consent of UWA with revenue sharing. Also charges for such events should be framed in agreement with UWA. DM stated that there are two categories of events. One is which is related to the well-being of the residents and other purely commercial. For example, Medical Camp which is beneficial to the residents but Bank's home loan is purely a commercial activity. UFM should discuss with UWA and mutually agreed rates and revenue sharing applied.</p> <p>After discussion it was resolved that henceforth no such unilateral decision by UFM will be allowed. If any such move carried out by UFM then UWA will not allow to use its WhatsApp groups for promotion of the event/s.</p>	
2	<p><u>Utsav Accounts update</u></p> <p>SS stated that the data available, subject to reconciliation with the convener, Sponsorship revenue is Showing 66+ Lac; Food coupon sales 5+ Lac; Subscription 38.7 Lac. Total Revenue Approx. Rs.1.10 Cr. Billing pending about 7.75 Lacks. Hence revenue projection is Rs.1.18 Cr. Amount receivable is 4.12 Lacks (invoices raised but payment not yet received). In summary revenue 1.18 cr against budget of 1.32 cr. There is a shortfall of 14 lacks.</p> <p>About expense items: Excluding Deep Utsav 74 Lac expenses already made without GST. Approx 6 Lac more expenses may be booked. Hence it is expected that an amount of 80 Lacks expenses will be there against budget of Rs.72 Lacs. DM didn't agree to the stated expenditure figures could reach to Rs.80 Lacks. Moreover, UFM Bill of 4 lacs is too high and must come down. DM needs time to review expenses.</p> <p>It was resolved that Utsav convener will sit with Treasurer and finalize the expenditure and place before the house.</p>	

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3	<u>Sub Committee Reports</u>	<p>GB stated that we are not addressing the issues raised by the residents. He suggested that our internal functional issues related to Admin to be discussed separately with PST and technical issues to be given top priority. As per GB he is not getting any support from UFM/GM in solving issues which needs to be resolved asap. VT mentioned that UFM acting like an authoritarian whereas they should help us to resolve residents' issues. It was noticed that UFM is asking Rs.5.5K for replacing a Gas supply meter where as the invoice produced to owner, for warranty purpose, shows Rs3k(+). Further GB informed that he negotiated @Rs.1.8K. This type of wrong doings of UFM should be stopped immediately. GB mentioned that we are having two main issues. Firstly, the corroded gas pipe lines & secondly water pressure variation issues. GB already submitted the course of actions but no initiatives from UFM end.</p> <p>PB stated that a proposal has been received from UFM to start charging for service provided to individual apartment on chargeable basis. The house unanimously resolved that plumber's services to the apartments cannot be chargeable.</p> <p>It was decided that a high-level meeting will be arranged with BNRI Project Team + UFM GM and UWA will ensure that this noncooperation attitude should stop immediately.</p>
4	<u>Pet issues update:</u>	<p>TKB informed the house that as decided in our last MC meeting, a letter already sent to Mr. Pradeep Sureka ji high lighting the Pet and stray dog issues. TKB had a telephonic conversation with Mr. Ujjal Bose, Head of Legal Dept of BNRI. They confirmed the receipt of our letter and mentioned that they don't have legal authority to involve in such issues but have took note of the same.</p>
5	<u>ICICI Bank Locker facilities inside Phase 1</u>	<p>PB explained the members about the necessity and importance of having locker facilities inside of our complex and urge the members to approve the proposal. During discussion members referred one of the EGM wherein Owners objected to change of the status of any tower from residential to commercial. Also, it was agreed that any such move shall be discussed in an AGM / EGM only.</p> <p>The house agreed in principal the necessity of having locker facilities for the residents inside our complex. Since there was a decision taken in previous EGM on this issue, it needed to be put up in the agenda for the next AGM/EGM for appropriate deliberation.</p>
6	<u>Changes in Central Lawn:</u>	<p>It was noticed that major changes took place in the central lawn without the knowledge of UWA. On taking up the issue with UFM it was informed that there was a meeting held between representatives of UPL/UWA Sports convener with BNRI/UFM and approved for this modification which was categorically denied by both UPL as well as Sports committee. It was revealed that there was miscommunication and UFM had not communicated their plans to the UWA. Their contention that since the Convener had spoken with them, they felt they could go ahead with such major modification was found to be unacceptable. Further, it was voiced that whilst a Convener can discuss such changes but before implementation of anything major, the Committee's opinion must be obtained. It was resolved that UFM would be advised that in future any modification/alternation of any part of the complex or any major operational deviation should be based on a written communication only, from the UWA.</p>
8	<u>EV Charging Station:</u>	<p>In our last MC meeting, which was held on 2nd November'23 it was decided to go ahead for individual charging facilities at the respective parking areas of the owners. Accordingly, a Poll was conducted to get the feedback of the owners. Unfortunately, the response was very poor. Hence it was not financially viable project.</p> <p>Now UFM is exploring the possibility of having EV charging stations on the surface area of the complex based on the offer received earlier from TATA power and will proceed accordingly.</p>

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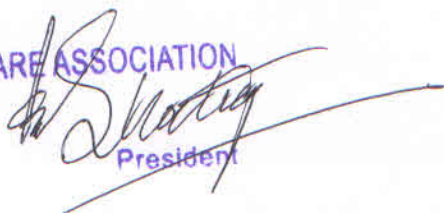
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9	<p><u>Social Service Activities:</u></p> <p>JS stated that it is high time to conduct some CSR activities. She proposed the following activities for consideration:</p> <p>(A) To participate in a sendoff for the students of class IV in Anandapur Free Primary School by providing gift packs and snacks for 50 outgoing students.</p> <p>(B) To install two numbers Sanitary Napkins Vending Machines for the Maids working inside the complex.</p> <p>Both the proposals were accepted by the House and JS was authorized.</p>	
10	<p><u>Christmas, New Year, Lori and Republic Day Celebrations:</u></p> <p>Since the Financial status of Utsav has not yet been finalized and there is a possibility of budget deficit, it was decided that after the finalization of Utsav accounts final appropriate move will be taken.</p>	
11	<p><u>Any other matter</u></p> <p><u>Proposal from Fortis Hospital:</u></p> <p>PB informed the members that a proposal has been received from Fortis Hospital who are ready to offer various services / discounts such as (a) providing a Doctor (free of cost) who will be sitting at medical room in the afternoon (B) providing discounts on OPD consultation as well as tests etc. They also interested to conduct a medical camp for the residents. Members in principal agreed subject to discussion with them and finalize the required steps.</p> <p><u>Surplus fund in CAM account:</u></p> <p>HK stated that the recent statement of CAM account is showing a surplus amount of Rs.35 Lacks. Although the accounts not yet thoroughly checked but prima facie it looks a surplus. Hence, he requested members to explore the possibilities of carrying out some CAPEX expenses before the fund used by UFM for their own purpose.</p>	
	<p><u>Closure of meeting:</u></p> <p>The meeting was concluded with a positive note.</p>	

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President

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Secretary