



URBANA WELFARE ASSOCIATION

MINUTES OF MEETING [A.G.M]

DATE : 17.02.19

MEETING No. : 20

ATTENDEES

1) PRADEEP BHATIA	P	10) SUVASHIS MUKHERJEE	P
2) UDAY S. MUKHOPADHYAY	P	11) TARUN KUMAR BASU	P
3) NARAYAN SHARAFF	P	12) SANTU CHARTTERJEE	P
4) SANTOSH KUMAR RAY	P	13) DR.DEB KISHORE GUPTA	P
5) GOPA BHABANI	P	14) PRASAD BANERJEE	P
6) SHYAM SUNDAR SONIKA	P	15) AJAY AGARWAL	A
7) SUSHIL KHAITAN	A	16) MEELAN GUPTA	P
8) SUSHIL KUMAR AGARWAL	P	17) S P PACHESIA	P
9) PRADIP KUMAR SINHA	P	18)RAVI S AGARWAL	P
		19) RAJEEV AGARWAL	A
		20)DEBROTO BISWAS	P
		21)SANJU THAKAR	P

**Attached with General members list

Prepared and Issued By:

Minutes by Uday S Mukhopadhyay

AGENDA

1. President Speech
2. Presentation of UWA activities
3. presentation of accounts
4. Appointment of Auditor
5. AOB



URBANA WELFARE ASSOCIATION

ACTION LIST OF MINUTES OF MEETING

Meeting Date:

Page 2 / 4

ITEM	DESCRIPTION	ACTION BY	ACTION DATE
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President Mr. Pradeep Bhatia welcomed all the UWA Members attending AGM after which a two minutes silence was observed in memory of the fallen martyrs of Indian CRPF forces at Pulwama. In his address the President emphasized on the need for the Urbanites to stand united and that UWA is doing their best to build a spirit of brotherhood. A lot has been achieved in the tenure of this committee and the full activity report was submitted by the Secretary.

Activity report of UWA during their tenure 2018-19

Secretary Mr. Uday Shankar Mukhopadhyay gave an audio visual presentation of the achievements and works undertaken by this committee.

The following points was raised by members and clarified.

Formation of Owners Association

UWA clarified that the Association can be Registered only after 51% owners register their Apartments. However Mr. Subir Chaki pointed out that without 51% registration can be achieved as per new Hosing Society law. UWA will look into the same.

Water Quality

Members appreciated the initiative taken by the Association towards improvement of water quality. In the first phase the issue of the high Iron content is being addressed. M/s Ion Exchange has been given the contract for addressing the issue and we are assured of Iron Free Water by Mid March.



URBANA WELFARE ASSOCIATION

ACTION LIST OF MINUTES OF MEETING

Meeting Date:

Page 3 / 4

ITEM	DESCRIPTION	ACTION BY	ACTION DATE
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Guest Car parking

It was suggested that there should be stricter enforcement of Car Guest Parking rules. It was emphasized that Residents should not park their vehicles in the guest car park area and clamping and fines should be strictly enforced to discourage the residents from parking their vehicles in the Guest Car Park.

UWA will follow up the matter with BNRI.

Tenure of UWA

It was suggested by members that the tenure of UWA should be for a minimum period of 2-3 years.

UWA noted the suggestion but not concluded in meeting.

Waste Management

Residents suggested having a effective waste management by segregating the bio degradable and recycling waste.

UWA informed that they are already working on it.

Garbage chute

The members were enquiring why the garbage chutes are not yet operational. At present garbage chutes is not being used because of the fear that with interior work going on in many apartments the contractors may throw the heavy construction rubbish in the garbage chutes which may in turn damage the garbage chutes

However it was suggested that the garbage chutes may be made operational after 8.00pm.

Increasing of CAM Charges

Recently BNRI Notified that CAM charge will be increase from Rs. 2.25/ sq.ft. to Rs. 2.50/ sq.ft. UWA has requested BNRI to stop the implementation of the same until proper audit of their accounts is done by UWA. The revision of CAM charge will be considered on basis of such audit and due diligence. A letter has already issued to BNRI.



URBANA WELFARE ASSOCIATION

ACTION LIST OF MINUTES OF MEETING

Meeting Date:

Page 4 / 4

ITEM	DESCRIPTION	ACTION BY	ACTION DATE
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Status of UFM

Few members enquired about the status of UFM and relation with UWA.

UWA informed that UFM is a subsidiary body of BNRI and not reporting to UWA.

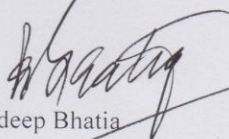
Appointment of Auditor

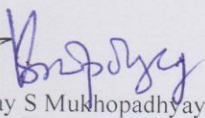
Proposal for Appointment of Auditor was put up in the meeting. The auditor will be appointed with consent of Committee members and will be informed .

Presentation of Annual Accounting Report.

Treasurer Mr. Narayan Sharaff informed that the accounts for the previous Financial Year 2017-18 could not yet be finalised because of certain audit queries which is yet to be addressed by the previous committee responsible for the same.

The meeting was disrupted by some members and could not be conducted further due to the commotion. No resolution could thus be passed. The AGM will have to be reconvened and the accounts will then be presented in the AGM.


Pradeep Bhatia


Uday S Mukhopadhyay

For URBANA WELFARE ASSOCIATION

For URBANA WELFARE ASSOCIATION

President

Secretary

Treasurer

President

Secretary

Treasurer