

URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

Minutes of Meeting- MoM No. 05

Date- 8th October, 2023

Venue: Club Urbana B1, Conference Hall

S. No	Details	Action By
1.	<p>Opening Remarks by President</p> <p>PKB welcomed all members and profusely thanked all for working as a team for improvement of the community.</p> <p>PKB expressed his concern about the way UFM is functioning. Several requests/advises are placed before UFM, all are pending giving different reasons for the delay mostly non-availability of funds. House decided to request the GM of UFM to join the meeting to address these issues.</p> <p>GM joined the meeting as an invitee. Members raised various issues pending with UFM. After discussion following resolution passed:</p> <ol style="list-style-type: none">Charges for Community Halls and B1 Multipurpose Hall: It was agreed that UFM will apply special rates for UWA events. They are: Community Halls 1, 4, 5, 6, 7 at the rate of Rs.300/- per hour Community Hall 2 & 3 at the rate of Rs.400/- per hour B1 Multipurpose hall with 1 cordless microphone Rs.700/- per hour.Proper Chairs and a small side table will be arranged in the B1 Conference Hall.Permanent Toilet adjacent to Puja Mandap which was supposed to complete before Puja now deferred.CAM outstanding reports posted in residents groups are misleading. 5% of the residents are holding 75% of the outstanding amounts. No action taken by UFM to recover the outstanding from them. UFM should forward the defaulters list to UWA for review and then it could be posted in residents groups. <p>After discussion at length, it was resolved that President will communicate with UFM by email stating the outstanding/ pending issues. UFM has to comply those issues within a particular timeframe. It was also resolved that HK will talk to BNRI Finance to ensure that funds will be released immediately for any job related to the wellbeing of the residents.</p>	

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Association of Apartment Owners Formation - Status Update

Tkbbriefed the house the status of AoA formation as details below:

1. Form - 1 along with signed copy of resolution and attendance sheets has been uploaded by the advocate on the edistrict portal.
2. Mr. Debasish Ghosh was transferred in first fortnight of Sept'23 and Mrs. Sheuli Banerjee has been appointed as Competent Authority.
3. We are following up regularly; MrLaskar (Lawyer) is planning to meet the CA on 10th Oct.

Further, Chairman of AoA formation committee noticed that in the UWA minutes for meeting held on 4 Sept'23 has quoted him wrongly on some of the points, in particular 2d) and 2f) which needs correction and earnestly requested to please rectify.

2 PB Welcome Mr. Nandwani, Convenor RWA Formation Committee and asked him to address the meeting with all his points that need to be discussed in the meeting.

Mr. Sanjeev Nandawani informed the committee as mentioned below:

- a) Its not a RWA its an Apartment Owners Association .AOA
- b) Form A submitted and accepted
- c) Presiding officer to be appointed for General meeting to be held on 10th of this month.
- d) Name of the Association to be decided. Suffix **RESIDENT APARTMENTS OWNERS ASSOCIATION** is fixed.
- e) Mr. Debasish Ghosh a Competent Authority will be called for F&Q of all the Residents as per his convenience. Date and time will be decided in the General Meeting
- f) Within forty-five days from the appointed day or from the date of acceptance of Form A whichever is later, or within such further period as the Competent Authority may, on application made to it or of its own motion, allow, the apartment owners of each property, owned by four or more apartment owners, shall in a general meeting to be held on such date and at such time and place as may be convenient to all such owners and to be presided over by an apartment owner chosen by the apartment owners present in such meeting, form an Association under some specific name and style which is **URBANA WELFARE ASSOCIATION**; and the apartment owner presiding over such meeting shall immediately communicate the formation of such an Association along with the names of the members thereof, in Form No. 1 to the Competent Authority which shall register the Association under a serial number, and cause the names of the members thereof to be entered in the book kept in its office for the purpose.
For the purpose of this clause, a person owning more than one apartment, shall be deemed to be one Apartment Owner.
- g) The final authority of an Association shall vest in the general meeting of the members, which shall administer the property concerned in accordance with the Act and the bye-laws and exercise general supervision over the affairs and business of the Association and, in particular, over the activities of the Board.
- h) General meeting shall be presided over by a Presiding Officer who would be proposed and accepted by the members present in such a meeting. The Presiding officer has the full authority to conduct and decide on the course of the meeting.
- i) Members shall allow the smooth functioning of the general meeting and shall not resort to any action that may disrupt the meeting proceedings.

Mr. Nandawani wishes all the best to all members and ended the matter with a Joke. All ended well.

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	<p>Modifications sought in the MoM:</p> <p>a) It is not a RWA. It is an 'Association of Apartment Owners'</p> <p>d) Name of the Association to be decided to which suffix 'Association of Apartment Owners' is pre-fixed.</p> <p>f) Delete 'which is URBANA WELFARE ASSOCIATION'</p>	
3	<p><u>Updates on CAM Accounts:</u></p> <p>HK the convener of CAM committee informed the members that his team is on the job to review the accounts. As soon as possible the review will be completed and members will be updated accordingly.</p>	
4	<p><u>Sports Activities Updates:</u></p> <p>CLUB SPORTS COMMITTEE WORK UPDATE</p> <ul style="list-style-type: none">• KHELO URBANA 1 was organized on 2nd & 3rd September. It had tournaments for Swimming, 8 Ball Pool & Carrom.• KHELO URBANA 2 was scheduled for 5th & 6th November but had to be postponed because of the Razor pay issue. The new date will be decided once this issue is resolved.• Training for Table Tennis and Squash started in the last 2 months, and we expect the same to grow with time.• The lockers in B2 and the changing room on the Ground Floor were not being used properly because of a complicated locking system and unavailability of keys. A plan has been taken to change the locking system for which UFM has received a proposal and is subject to approval.• The squash court flooring and front wall require repair for which quotations have been taken from 2 different companies. The same has been pending for approval from UFM/BNRI.• The nets in the badminton court require replacement a quotation for the same is awaited from Yonex.• It was discussed with Mr. Shankar Mukherjee that we will have a facility for darts in the Indoor Sports Room but the same has been pending for fund related issues. UFM is supposed to get a quotation for the same which is also pending.• The First Aid Room was in a complete mess and was being used as a storeroom. The same has been thoroughly cleaned and is now up to the mark. Also, the medical aids have been rechecked and updated.• The residents were facing issues with the Personal Trainers in the Gym. Some new SOPs have been formulated for the same and have been communicated to them.• The AC in the Gym was giving a problem as per the residents. The same has been checked and is working fine.• On Friday and Saturday, residents were not able to play since Badminton and Basketball coaching was happening simultaneously. The Basketball students have been requested for a change in days and in return, we will be giving them a full court for practice.• We had asked UFM to give a dedicated housekeeping person for the Gym area since the benches and equipment need to be continuously disinfected after use. They are not being able to provide this citing fund issues.• Earlier, the club had 2 supervisors in each shift who would also play with the residents when required. Now it has been reduced to 1 per shift because of fund issues.	

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	<p>UK strongly recommended to use razorpay payment system for various sports tournaments. Since there was some system error in previous usage of this system, UPL team is reluctant to give access to sports activities. The matters was discuss at length. Members' opinion were fragmented. It was decided that further discussion will take place to resolve this issue.</p>	
5	<p><u>Utsav Budget Review</u></p> <p>Utsav Convener DM briefed the members stating that there still there is still a shortfall by approx.. 20 Lacks. She appealed to the members to come forward to generate funds to reach the target. DM also stated that for expenditures proper procedure is followed and she hope that similar payment procedure will be followed in all future events of UWA. She also emphasized that being the convener of Utsav, all the annual events will be under her supervision. Members appreciated her sincere efforts to make the Durga Puja a grand success. Also advised to ensure that the event should be well within the budget.</p>	
6	<p><u>Any other matter</u></p> <p>UWA Membership for Phase II (Tower 8;9;10): TKB informed that an application for the enrolment of membership in UWA has been received from an individual from Phase 2 Tower 8. Whether UWA will allow to give membership to the would-be residents of Phase 2. It was resolved that UWA membership will be restricted to only Tower 1 to 7.</p> <p>Appointment of New Staff TKB informed the members that an office staff has been recruited. He is under provisional period. His office timing will be from 12 noon to 8 pm. Weekly one day off. Proposed monthly is Rs.18,000/-. The house approved this appointment.</p> <p>Proposal placed by Pradeep Bhatia to felicitate Atanu Das Tower 4 /2705 PB proposed that UWA should felicitate Shri Atanu Das resident of Urbana for his achievement in Asian Games. It was unanimously agreed and approved. It was decided that RG will chalk out the program with the assistance of TKB.</p> <p>Convener – Diwali/Deep Utsav and 31st Night events Like every year in past, this year also UWA is going to celebrate Diwali/Deep Utsav and NYE. These two events are not included in our annual subscription but partially funded by UWA. It was resolved that Nikhil Khotari will be the convener and Rahul Jha co-convener alongwith Debjani Mukherjee who is the overall Utsav Convnrner.</p> <p>Sub Committees Reporting: SB proposed that for better understanding of the MC members it is desirable that each sub-committee will submit monthly reports. It was agreed by the house.</p>	
	<p><u>Closure of meeting:</u> The meeting was concluded with a positive note.</p>	

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Pradeep Bhatia
President

URBANA WELFARE ASSOCIATION


Secretary