

# URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

## Minutes of Meeting- MoM No. 14

Date- 19th May, 2023

Venue: Club Urbana B1, Conference Hall

S. No	Details	Action By
1.	<p><b><u>Opening of the meeting:</u></b></p> <p>President KKN opened the meeting by welcoming the participating members. He expressed his heartiest thanks to all the committee members for working together as a team and extending full support for the welfare of the society.</p> <p>KKN stated that the Bengali New Year celebration was superb, it was a house full show. Everyone appreciated the event as well arranging sumptuous food. KKN thanked Tarun Da and his team for organizing so successfully.</p> <p>The Football frenzy took the level of sport at Urbana up by another notch. KKN thanked Imam Bhai, Archit and the entire team for organizing it so brilliantly.</p> <p>KKN thanked Urbana Bookworms team led by Aarati Deoskar for organising 'Mom and Child Cookout' at Club Restaurant on 13<sup>th</sup> May'23 to celebrate Mother's Day. It was unique experience for the participants, and everyone thoroughly enjoyed.</p> <p>KKN stated that in the last 10 months the team UWA has been instrumental in ensuring many effective improvements – some of them surely deserves a mention and a round of applause for the team.</p> <p><b>Aesthetics</b></p> <ol style="list-style-type: none"><li>1. This year, one round of <b>Façade Cleaning</b> is already done, second round is ongoing and expected to be completed by June'23 in all Towers (as against none during past 2 years).</li><li>2. Earlier, the <b>Front Security Desk</b> used to be always overcrowded with domestic help queuing for frisking and waiting to deposit or collect ID cards. Now it's neat &amp; tidy as domestic help need not to come to front reception desk at all. This whole process now shifted to a separate desk near service lift/ back gate.</li><li>3. Improved <b>House-keeping</b>, with dedicated scrubbing machines at each Tower, motivated housekeeping force and better monitoring.</li><li>4. <b>Renovation of Tower Lobby and Driveway:</b> The ground floor lobby including Community Hall at all Towers are being renovated by BNRI; a concrete slab over the ground floor ceiling has been placed to prevent seepage to ground floor in future. The driveways to Tower are now well lit.</li></ol>	Fully.

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	<p><b>Healthcare</b></p> <ol style="list-style-type: none"><li>1. A MBBS Doctor from Ruby Hospital visits every day in the morning and evening session, for free consultation to residents, domestic help, and support staff at Medical Room. Nurse available for First Aid, Blood pressure checking, Sugar testing; ECG also done at Medical Room.</li><li>2. <b>Emergency Medical Help:</b> Ruby Hospital agreed to send <b>Ambulance within 30 minutes</b> of call and provide emergency services under 'Urbana Premium Care'. Ruby Hospital is offering Doctor's visit at Urbana Apartment on call. <b>Oxygen Cylinders</b> are available at the Medical Room.</li></ol> <p><b>Community</b></p> <ol style="list-style-type: none"><li>1. <b>Drinking Water:</b> Purified drinking water was not available to Drivers, Security, Housekeepers as most of the purifiers were out of order at Towers. Now, with AMC, all the purifiers are functional, quality being monitored continuously.</li><li>2. <b>Driver Room</b> had no seating arrangements, now 2 nos. "Supreme" made benches provided in every Driver room by <b>UWA</b> from <b>NYE fund</b>. Fans are functional, soon painting will also be done at Driver Room as part of the Lobby renovation.</li><li>3. <b>Security Staff:</b> Pedestal fans have been provided at all Security Stations at each Tower, also at Visitor zone.</li><li>4. <b>MyGate</b> been embraced by over 700 families, rest are being encouraged to opt for.</li><li>5. <b>UWA</b> is providing <b>Smart Barriers and Cones</b> from <b>UPL 4.0</b> account to UFM for better in-campus traffic management.</li></ol>	
2	<p><b><u>Confirmation of Minutes of Meeting held on 12<sup>th</sup> April, 2023:</u></b></p> <p>TKB placed the Minutes of MC Meeting No. 13, which was held on 12<sup>th</sup> April'23. House approved the MoM.</p> <p>TKB expressed his sincere thanks to Ankit Chaudhury for taking the initiative to merge all 3 UWA members groups into 1, it was successfully executed. There was a difference between the total numbers in whatsapp group and our membership records. The reconciliation was carried out and the exercise is now over matching the total numbers both in whatsapp as well as membership data. AJ and MH extended their full cooperation to complete this process.</p>	
3	<p><b><u>Discussion on EV Charging Station and few other proposals</u></b></p> <ul style="list-style-type: none"><li>• Proposal for EV charging station received from UFM was considered and seemed good as EV population is increasing at Urbana. Members felt UFM can go ahead upon getting resident's opinion since installation is planned in Tower area.</li></ul>	

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	<ul style="list-style-type: none"><li>• Laundromat is a commercial operation while where the entire Tower area is residential, where no commercial activity can be carried out, so UWA is not able to entertain it.</li><li>• Proposal for Football coaching be passed to the next committee to work on.</li></ul>	
4	<p><b><u>Plan for UWA Election:</u></b></p> <p>KKN shared that since all our planned activities are almost over, also Form A has been accepted by the Competent Authority, now in a General Meeting of Apartment Owners the formation has to be formally announced to complete the formation of AoA – thus, UWA has fulfilled it's commitment of expediting formation of Association; so now we can hold election at an early date and hand over to the next team. Members deliberated at length and majority did not agree for early election.</p>	
5	<p><b><u>Plan for AGM:</u></b></p> <p>Once Audited Account is available, only thereafter AGM can be planned.</p>	
6	<p><b><u>Treasurer's Report:</u></b></p> <p>SS informed the house that statutory audit is going on, due to sudden resignation of UWA staff, the progress is getting affected. He expressed hope that by mid of June, the accounts for FY 22-23 expected to be finalized.</p>	
7	<p><b><u>Plan for Rewards and Recognition:</u></b></p> <p>Due to paucity of time, could not be discussed.</p>	
9	<p><b><u>Any other matter:</u></b></p> <p>A brief discussion was done on the provisions of West Bengal Apartment Ownership Bye-laws, 2022. KKN added that Convener Mr. Sanjeev Nandwani is calling a General Meeting of Apartment Owners on 28<sup>th</sup> May, 2023 for formation of Apartment Owners Association; currently he is in the USA and will be back to city on 24<sup>th</sup> May'23.</p> <p>KKN informed that he will be out of city from 29/5/23 to 3/6/23 and thereafter will be travelling frequently and/or will be pre-occupied in business/family matters during entire month of June'23, hence his availability will be limited till 30/6/23.</p> <p>TKB informed the house that he will be out of city from 28<sup>th</sup> to 31<sup>st</sup> May, again from 18<sup>th</sup> to 21<sup>st</sup> June'23 and will be leaving for USA on 24<sup>th</sup> July'23 for couple of weeks. In view of his travel plan, KKN insisted that AGM must be held well before TKB leaves for USA as he has a significant role.</p>	

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	<p><b>Closure of meeting:</b> The meeting was concluded with a positive note.</p>	
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*Kish*  
President

URBANA WELFARE ASSOCIATION

*J. An*  
Secretary