

URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

Minutes of Meeting- MoM No. 13

Date- 12 th April, 2023

Venue: Club Urbana B1, Conference Hall

S. No	Details	Action By
1.	<p><u>Opening of the meeting:</u></p> <p>President KKN opened the meeting by welcoming the participating members.</p> <p>KKN in his opening remarks stated that this year for the first time UWA celebrated Holi in a grandest manner with very large participation, spread over 4 events. For the first time "Kabi Sammelen" was organised at Urbana, thanks to RS and AC, The "Basanta Utsav" Prabhat Pheri was very impressive, drew large participation. Thanks to TKB for organising this event. We had the largest participation in Holika Dahan and everyone appreciated the arrangements and the delicious Thandai & snacks. The Holi event with reputed performers were the star attraction besides the large food court. KKN expressed his sincere thanks to NK, RS, AC, AJ and all others who made it so grand. KKN wholeheartedly praised the efforts taken by SAI and his team for organising Badminton tournament under Khelo Urbana 3.0. KKN stated that we are trying to bring up young residents who are having potential to contribute to our society. Youngsters should be ready to take the lead in coming years.</p> <p>KKN spoke about his observations that recently it has been noticed that Urbana is becoming an exhibition centre. Almost every weekend we have noticed there were car display shows. If we do not stop this trend, then UFM will accelerate this type of events which will dilute the brand name of Urbana. A meeting was held with UFM on 2nd April where in clear terms conveyed that "Anything and everything that are residents facing, whether it's any event, activity, 3rd party promotion, sampling, car display or whatever be it is, should be done by UWA only, UFM role will be of facilitator only. KKN on behalf of UWA had send a strong message to UFM to restrict such type of shows and in future UFM should work hand in hand with UWA for organising such commercial activities as resolved in last EGM.</p> <p>KKN informed the house that a meeting was held with BNRI Directors on 16/03/2023, primarily for Association formation, we also discussed:</p> <ol style="list-style-type: none">Renovation of Tower Lobby – BNRI agreed to our request and work already commenced.Enhancement of Club facilities and Children Park – couple of gym equipment have been added and few more will be added soon. For Children Park they wanted UWA to contribute a part. They have shared proposal and we need to and recommend which option and If there will be any contribution from UWA.	

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	<p>c. Green fencing -- the periphery of Towers was built with bamboo and wire that was looking very awkward. At our request, UFM has started planning lily plantation which will grow fast and form a periphery boundary giving an aesthetic look.</p> <p>HK pointed out that UWA should not be in the picture for CAPEX expenditure. It should be shared by BNRI and UFM. UFM should use their CAPEX provision fund. It was resolved that HK will look into CAM accounts and will revert with his recommendations.</p>	
2	<p><u>Confirmation of Minutes of Meeting held on 1st March, 2023:</u></p> <p>TKB placed the Minutes of MC Meeting No. 12, which was held on 1st March'23. House approved the MoM.</p>	
3	<p><u>Discussion on Ruby Hospital proposal for Health Services</u></p> <p>KKN informed the house that a proposal was received from Ruby General Hospital. Meeting was held with top Management of the Hospital. We visited the hospital to personally check the facilities and were convinced, they sounded serious. They have opened a dedicated lifestyle ward. The summarized offer as follows:</p> <ul style="list-style-type: none">• Ruby is offering GP at Medical room in morning and evening session, free of cost. This will fulfil the dire need of General Physician on daily basis.• Ruby being the nearest Hospital is offering emergency services at shortest notice including sending Ambulance within 30 minutes,• There will be dedicated RM for Urbanites under 'Urbana Premier Care' and offering many benefits.• More details will be shared with the residents soon. <p>The House wholeheartedly supported this proposal and unanimously approved.</p>	
4	<p><u>Confirmation of Minutes of Meeting held on 11th February, 2023:</u></p> <p>TKB placed the Minutes of MC Meeting which was held on 11th February'23. House approved the MoM.</p>	
5	<p><u>Update on Community Services:</u></p> <p>Although in the past MC had discussed the necessity of road barriers but UFM had reservations. Now UFM have agreed about placing road barriers and forwarded their requirements as under:</p> <ol style="list-style-type: none">a. 2 Mtr long 32 Nosb. 1.5 Mtr long 10 Nosc. 40 Conesd. Chains 70 Mtr <p>Total cost would be little over Rs.200K.</p> <p>House approved the proposal subject to recalculation of the quantity required for the Towers only. RS was authorized to proceed to place the order with the vendor.</p>	

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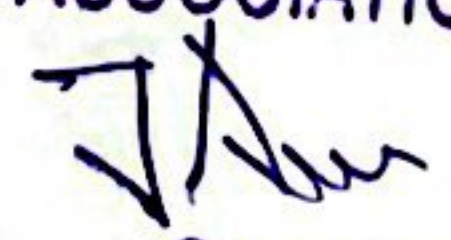
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6	<p><u>Proposal from Carrier/Toshiba:</u> KKN informed the house that Toshiba has sent a proposal offering one free preventive maintenance service at every flat. Thereafter they will offer a chargeable basis. We need to consider their proposal and work out modus how residents can avail themselves of their complimentary services.</p> <p>Members discussed the proposal in details. Majority expressed their disappointment about the service provided by Toshiba agent "Aircon". It was also agreed that blanket approval cannot be given to them to visit every apartment. It should be at the discretion of the residents to avail this free services,</p>	
7	<p><u>Update on CAM:</u></p> <p>KKN pointed out that for the last six months there was no review of CAM accounts. It is high time for the CAM committee to go through CAM accounts to ensure that the expenditure transactions are accurately maintained. Also, an appropriate study to be made about the budget vs actual expenses.</p> <p>After discussion it was resolved that HK will be in touch with BNRI/UFM to get all the details and will call CAM committee meeting to discuss the accounts and will act accordingly.</p>	
8	<p><u>Update on Poila Boishakh:</u></p> <p>TKB informed the Members that Artist booking is done and advance payment is made. Club banquet hall is booked. UWA approved budget is 2 lakhs but the estimated expenditure is 3.5 lakhs. Shortfall will be covered by arranging sponsorship. TKB thanked AJ and PP for coming forward to offer their assistance. TKB requested all members to be present at the venue on 15th April'23 to make the event a grand success.</p>	
9	<p><u>Accounts (draft) for FY 2022-23</u></p> <p>SS informed the members that accounts for FY 22-23 are at the final stage of finalization. This delay happened due to the sudden resignation of UWA staff. YPM raised the point that it was stated that draft accounts will be presented but till date no such report is available. KKN in reply, stated that draft accounts were necessary to decide about the provision to be made.</p> <p>HK requested SS to confirm when the final accounts will be available. After discussion it was agreed by SS that by 15th May'23 the final accounts will be ready and will be presented before committee members for the review. SS also assured to get reports from Compliance committee in time.</p> <p>Holi and New Year Accounts were presented by RS who informed the house that there was a savings of appx 3 lacs in New Year. Members highly appreciated the efforts and approved both accounts.</p>	
	<p><u>Closure of meeting:</u> The meeting was concluded with a positive note.</p>	

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President

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Secretary