

# URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

## MINUTES OF EXTRA ORDINARY GENERAL BODY MEETING (EGM)

Date- 12<sup>th</sup> March, 2023

Venue: Club Poolside Restaurant Hall

Attended by 115

Item No	BRIEF DESCRIPTION OF ISSUES DISCUSSED AND APPROVED BY GENERAL BODY	By
1.	<p><b>INTRODUCTION</b></p> <p>The EGM WAS HELD AT THE Club Poolside Restaurant Hall and was conducted with physical attendance of 115.</p> <p>The Annual General Body meeting convened at 11:00 AM.</p> <p>Tarun Basu, Secretary of UWA welcomes all the members.</p>	Secretary
2.	<p><b>DECLARATION OF QUORUM</b></p> <p>Secretary stated that in accordance with sub clause (IX) Clause 11 of Rules &amp; Regulations of the Association, the quorum of this meeting is 21 members present in person. Since the quorum is present, accordingly, he requested the President Mr. Kisor Kr. Nadhani to take the chair and declare the meeting open.</p>	Secretary
3	<p><b>President declared the meeting open.</b></p> <p>The President heartily welcomed all UWA members.</p> <p>In his introductory speech, he mentioned about the recently conducted Bosonto Utsav/ Holika Dahan and Hoi which were celebrated on 7<sup>th</sup> and 8<sup>th</sup> of March with huge participation from the residents. Once again it was proved that we have talents and have the intention to carry on our traditions and the value of our cosmopolitan culture. He also mentioned about the recent UWA CSR activity which was distribution of exercise books and stationeries to the students of Anandapur Free Primary School. UWA also will installed water filters to Chit Kalikapur Primary school and another one to Netaji Nagar Primary School. We are ready to carry out more community services if good proposals are coming forward to us. UWA have completed most of the Utsavs. As far as community sports events are concerned there will be Badminton Championship under Khelo Urbana 3 and Football Frenzy in the coming days.</p> <p>He also mentioned that due to sudden resignation of UWA accountant, Treasurer is facing hardship in finalization of accounts, however he expressed confidence that Accounts will be finalized on time. Once the accounts is Audited, it will be published and subsequently call for AGM.</p> <p>President requested Sanjeev Nandwani ji to update the residents on "Association Formation".</p>	President

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4	<p><b>Status update briefing by Convener on “Association Formation”:</b></p> <p>After the opening statement, President requested Sanjeev Nandwani to update the house on the Association formation. Amongst the attendees, few signatories to EGM notice objected to the same. Chair requested all of them to allow SN to deliver short update on RWA and it is in the interest of the Urbanites. Majority agreed and SN updated the august gathering within 3 minutes.</p> <p>Sanjeev Nandwani briefed the members as under:</p> <ul style="list-style-type: none"><li>a) We have reached the final stage where all our meetings with BNRI and Lawyer are over and the Form-A is ready for filling before the competent Authority.</li><li>b) A presentation of the same has been made before the UWA Committee.</li><li>c) As suggested during meeting with UWA Committee few suggestions have been made to BNRI and a meeting with them is scheduled on 16<sup>th</sup> instant for discussion on the said points.</li><li>d) Thereafter, Form A will be presented to the members of the UWA at a meeting on a date and time to be decided by the UWA.</li></ul>	Convener RWA Formation
5	<p><b>Definition of Commercial Activity:</b></p> <p>After discussion in details it was resolved that:</p> <ul style="list-style-type: none"><li>a) Commercial activity should not be a permanent nature.</li><li>b) Commercial activities should be linked with some festivals / occasions for all Urbanites.</li><li>c) Commercial activities which will be beneficial for the community and under the banner of UWA</li></ul> <p>UWA will pursue with UFM not to encourage commercial activities under the roof of Club Urbana.</p>	Secretary
6	<p><b>3<sup>rd</sup> Party Activity prohibited unless in association with UWA:</b></p> <p>Discussed and resolution passed by the house in favour of the same.</p>	

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7	<p><b>Minimum Charges for Allowing an Activity to be notified and what is permitted.</b></p> <p>After lengthy discussion, it was agreed upon that minimum charges for an activity cannot be prefixed. It shall be decided on case to case basis keeping in mind the best interest of UWA as well as the residents.</p>	
8	<p><b>Initial Permission given for fair on 11<sup>th</sup> / 12<sup>th</sup> February'23 – On what basis and understanding. Financial Aspects:</b></p> <p>Secretary stated as under:</p> <ul style="list-style-type: none"><li>a) UWA received initial proposal from an individual who was interested to conduct an open-air exhibition cum sale. Negotiations were going on and the financial aspect was reached. UWA had requested for certain further details.</li><li>b) In the meantime, without prior information to UWA, flyers were circulated privately by the Exhibitor in certain groups at Urbana.</li><li>c) As per the flyers, there were large number of participants which was not in consonance with the proposal agreed by UWA, hence UWA was compelled to cancel the event.</li><li>d) Without the knowledge of UWA, the event was allowed by UFM to be happened in Club House. No flyer was posted by UWA.</li></ul> <p>Members raised concern that how unilaterally Club can decide to allow such commercial event.</p> <p>It was resolved that UWA will ask UFM/Club authority to get consent from UWA for any commercial event where Urbanites are the ultimate audience.</p>	
9	<p><b>Music Played at Events and Parties – What is permitted, Timing, Penalties for Flouting:</b></p> <p>House discussed the point and resolved as follows:</p> <ul style="list-style-type: none"><li>a) Events under the banner of UWA will strictly follow Government guidelines.</li><li>b) Events/parties organized by individuals in community halls or else with the permission of UFM, sound system should be off by 10:00 PM. Since permission for such parties are given by UFM, UWA will take it up with them and will make sure that UFM would take appropriate step to ensure that sound system will not play after 10:00 pm.</li></ul>	

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10	<b>Bar at Events to be discussed and procedures to be set:</b>  Majority of the members took part in this discussion. Diverse opinions were noted. After lengthy discussions it was resolved that it shall be mandatory to have the license to serve liquor in open or common areas. Also, the event organizers will ensure not to overexpose the liquor services. UWA will ensure liquor license is a must for serving liquor at any it's event.	
11	<b>Outsiders using Urbana facilities and Club charges, Timings, Regularity:</b>  a) After discussion it was resolved that nonresidents are not allowed to use Urbana facilities. Close relatives of the residents can use the Club facilities only in the presence of the resident member by paying Guest Charges for which UFM will be wholly responsible as UWA cannot track the club usages on daily basis. b) Guests visiting Club are liable to pay charges.	
12	<b>No Events, including Sports, Festivals to be permitted in common places other than private parties organized in community halls and tower lawns:</b>  House agreed to adopt this proposal.	
13	<b>Use of Central Lawn for events – Number to be limited. Restrictions on use to be decided.</b>  Chair stated that currently usage of central lawn is restricted to few prefixed events. As a very special case the lawn could be used with the prior intimation to the residents.	
14	<b>Financials for UPL tournament and contribution to UWA excluding any cost for maintenance.</b>  UPL Convener stated that UPL accounts has already made available to all Urbanites. Revenue and expenses figures are shared maintaining full transparency. All transactions were through proper accounting system. Last four years UPL is happening in Urbana. The grow is really praiseworthy. About the observation of a member that instead of using our club banquet hall, a five star venue will cost considerable high. In reply to that, the Convener clarified that as the event grows, involvement of sponsors are increased. Hence it is obvious that the venue should attract sponsors. This is required to uplift the UPL charisma. He emphasized that UPL is no more just an event, It is now a carnival.	

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	<p>Sujit Bhattacharya wanted to know how UWA is benefitted from this event.</p> <p>In reply it was mentioned that UPL is the image of Urbana. Moreover this year there is a surplus of Rs.7 Lacks out of which Rs.2 Lacks already transferred to UWA for CSR activities and balance amount will be used for forthcoming sports activities. At the end, any surplus fund will remain with UWA for their best use.</p> <p>House appreciated the Team for organizing such a huge event involving 300+ residents.</p>	
15	<p><b>All events at Urbana where there is a Commercial aspect, Stalls, Sponsorship, raising a predetermined amount. If donation received in Kind, the value of donation to be calculated in determining total money received / raised for the event.</b></p> <p>Clarification was sought to understand rational of the agenda point from the audience, more particularly from the signatories to the EGM so that the said agenda point can be deliberated and discussed. However, no such explanation or clarification came from anyone present, thus the said point could not be discussed, hence dropped.</p>	
16	<p><b>Any Other Matter with the permission of the Chair:</b></p> <p>a) Anand Saraf expressed his concern for not receiving response from the MC for their various issues posted in whatapp groups. MC has taken a note of the same and assured the house that UWA response will be initiated on the merit of the issues.</p> <p>b) Sanjeev Nandwani expressed his concern about the language used in whatsaap groups undermining MC members in particular and Committee as a whole. He emphasized to the fact that the Management Committee is an elected body and doing honorable job for the wellbeing of the residents. Proper respect to be shown. Members appreciated his statement.</p> <p>c) Mr. Nandwani requested the house to allow him to read out statement of Mr. Arindam Sil on the EGM agenda items. The house by majority rejected the request for reading out statement since the EGM was for discussion by physical presence. Moreover, all the agenda items of the EGM were already discussed amongst those who were present.</p>	
	<p><b>Closure of meeting:</b> The meeting was concluded with a happy note...</p>	