

URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

Minutes of Meeting: Mom No, 8

Date: 12th January, 2024

Club B1 Conference hall

S. No	Details	Action By
1.	<p>Opening Remarks President</p> <p>PB welcomed all the members. He stated that last year all the events went off very well. Infrastructure has largely been taken care off. Works are still in progress. We have a target of completion of the ongoing jobs related to infrastructures.</p> <p>In this context HK once again emphasised that as informed earlier a surplus fund of approx. 50 lacks is there in CAM account. We have to utilise this fund before 31st March'24. In this regards ^{HK} KH informed the house that a list of items (CAPEX) already forwarded to UFM which is already shared with the members. But the total cost is far below then the surplus amount.</p> <p>After discussion it was resolved that recommendation will be forwarded to UFM by the Secretary for the following items CAPEX Items:</p> <ul style="list-style-type: none">a) Urgent renovation of community hall & reception area of all towers along with fixing of wall papers.b) Fixing of net to protect against Pigeons in all towers kitchen duct outlet areas.c) Change of floor tiles of all Towers lobby area since the existing black floor tiles not only looking shabby but also continuous cleaning is required.d) Change of Water valve which is long overdue.e) Railing Painting	
2	<p><u>Secretarial Report</u></p> <p><u>Confirmation of Minutes of Meeting held on 2nd November, 2023:</u></p> <p>TKB presented the draft MoM No.07 dated 10th December, 2024 which was approved by the House.</p> <p>TKB raised the following issued to bring to the knowledge of the members:</p> <ul style="list-style-type: none">1. GARBAGE CHUTE ROOMS – Residents are complaining about the poor condition of the garbage chute room& it smelling so bad all the time. Waste liquids are leaking from the garbage bags. Garbage Chute rooms are kept open 24x7. Most importantly is segregation of WET WASTE & HAZARDOUSWASTE are not done by the residents. High possibility of imposing Heavy fine by KMC. UFM /UWA will start awareness programs by regular posts to resident, to abide with the SoP of waste management. It was also suggested that this be shown on CC TV. THE GARBAGE ROOMS WILL REMIAN LOCKED FROM 9 AM TO 9PM. <p>Members in principal agreed to this proposal but suggested that time should be from 10 am to 9 pm. TKB will intimate UFM accordingly.</p>	

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2. **Replacement of nonfunctional CC Cameras** - UFM is going to replace 24 nos of existing cameras for proper surveillance of CCTV. It has been noticed that those cameras night vision mode are not working and getting blur in the evening time. So, we can't identify the proper view in the night from security point of view. These cameras can't be repaired due to spare parts of this model of vicom camera are not available at the market. So we need to upgrade the same. House appreciated the move.
3. **Installation of new CC cameras at the main entrance of all 7 Towers** - UFM is going to install 12 nos. of new cameras in front of all seven towers for CCTV surveillance. These cameras will cover up in front of tower areas including guest parking area and 2 to be installed on road in front of T5/T6. UFM will also fix another 5 nos of new cameras at T5 & T6 backside pathway of basement lift area and T7 security checking area.
This move was well received by the members.
4. **MAIN ENTRANCE** – As informed you earlier that BNRI is in a process to go ahead with major modifications of the main entrance. IIT professionals are working on it. Preliminary drawing already prepared. It was agreed by UFM that if the planned modification is not finalized within a month time then UFM will pay the agreed amount to restart the RFID.
5. **STATUS OF URBANA ASSOCIATION OF APARTMENT OWNERS** – Yesterday 11th January, 2024 Mr. Sanjeev Nandwani ji handed over the Form 1 and other related documents to the Election Office Mr. Raghubir Upadaya. In that meeting Mr. Upadaya stated that he needs a strong technical support team to proceed for the election process. He also urges the members to identify suitable persons who will be ready to assist him in the process. Specially to communicate with the owners. Hence you all are requested to identify suitable persons to involve in this process keeping in mind that he or she cannot contest in the election. HK suggested a meeting to be fixed with the Election Officer to brief the members about his plan to proceed with the election. House agreed that the election procedure should be discussed with the members accordingly.
6. **TENANT RAJIV KUMAR SONI – T 1/1601** – An accident was happened on 27th December'23 wherein Gardener Bhanjan Mondal was seriously wounded. Tenant's driver took him to Ruby Hospital. Thereafter shifted to EMI Hospital. Unfortunately the initial cost to treat in Ruby was Rs.1.2 Lacks. Initially the tenant agreed to meet all the expenses and requested Synergy (the employer) to settle the bill which he will reimburse immediately. From that time Synergy was trying to pursue to get the money from him. Mr Soni subsequently said that this was an insurance matter. Till date no money recovered from the tenant. Now UFM wanted to block the entry of his maid and driver. Further, the driver should be banned from Urbana
After discussion it was agreed that UFM will have every authority to reimburse the amount from the tenant and UFM can take appropriate steps including blocking the entries of his drivers & Maids.
7. **HIMESH CHANDRA T7/3906** – He is an owner but not staying in Urbana. His flat is rented out. . As of today his CAM due is 1.63 lacs. It seems there is a dispute with the tenant and there is an ongoing Court case.
He posts frequently, advertisements for his business products. Recently he had posted a message in

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messages to delete the message which he did. He started to abuse TKB as well as other members. Mr. Abhishek Jalal posted an opinion poll whether he should be removed from the group for his ill conduct. YES was 31 NO Nil. TKB suggested that he should be removed or his membership should be suspended with immediate effect. I refer to UWA rules and regulation Clause 8 TERMINATION OR CESSATION OF MEMEBRSHIP Sub-clause (vi) Suspension from Membership applying 8.6.1 Been a defaulter in the payment of CAM. House Unanimously agreed to suspend his membership and the Secretary is authorize to do the needful.

2 Utsav Accounts update

Treasurer SKS placed before the house the Income and expenditure of Utsav.

Total revenue was
Sponsorship Rs.73.68 Lacs;
Subscription Rs.40.92 Lacs
Food Coupon 5 Lac
Total Rs.1.20 Cr.

Revenue (without Food Coupon)	11460095		
Less: UWA Share @ 10%	1146009	10314086	
UTSAV EXPENSES			
Khuti Puja	118008		
Ganesh Puja	140758		
Durga Puja	6956238		
Kali Puja	79337		
Laxmi Puja	34557		
Rangoli	5000		
Souvenir Budget	250000		
Sub-Total	7583898		
Deep Utsav	2015495		
Christmas	41785	9641178	
Budgeted Expenses:			
New Year (NYE)	600000		
Lori	100000		
Saraswati Pujo	150000		
Holi	600000		
Bengali New Year	300000	1750000	11391178
Excess of <u>expenditure</u> over Income			1077092

As per the above financial data there is a shortfall of Rs.10.77 Lacks.

A detailed discussion was held wherein all the members expressed their observations / views how to proceed further to meet the forthcoming events as per the approved budget. Considering all the suggestion/views it was agreed that for each forthcoming event additional funds by way of sponsorships or else to be generated by the respected event's teams in charge to cover the shortfall of the revenue at large. Some Members and Conveners of Utsav Committee were confident that this overall deficit would be made up and no curtailment in spending was required.

PB stated that the total expenditure for conducting Lori might be Rs.1.7 Lacks against approved budgeted figure of Rs.1 lacks. HK suggested that PB should ensure to generate additional revue of Rs.70K to cover the excess expenditure amount of Rs.70K.

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3	<p><u>Lori and Republic Day Celebrations:</u></p> <p>Lori – PB will organize this event. All members will extend full cooperation to make the event a grand success.</p> <p>Republic Day Celebrations: It was resolved that PP and TKB jointly will organize this important event. Also it was agreed like every year in past, this year also 200 snacks packets will be arranged for the Security and UFM staff. For the residents snacks and tea will be served at the venue.</p>	
4	<p><u>Sub Committee Report</u></p> <p>GB expressed his dissatisfaction about the way UFM is handling important issues related to the wellbeing of the residents. GB specifically highlighted the issue of water supply network. The issue of performance improvement of PRVs was on the table for the last 3-4 months. No progress was made from UFM. Recently UFM forwarded a procurement proposal worth Rs.10 lacks for UWA approval. While reviewing the same it has been noticed that no proper consultant's report was available although UFM informed earlier instances that the issue referred to Consultant. It was not clear how the selection was made.</p> <p>SB proposed that periodical meeting with BNRI Projects should take place to address all these issues. It was agreed that initiative will be taken to have meeting with BNRI Project team asap.</p>	
5	<p><u>Any other matter</u></p> <p>PLANT CUTS BY THE EVENT MANAGEMENT TEAM – NYE:</p> <p>SB raised his concern about the way GM of UFM it appears has been misleading the committee on multiple occasions.</p> <p>This is the second incident which took place over the last 2 months. The Committee got a different version from NK as compared to what was reported by the GM when questioned. This was not a healthy way by which the UFM should function. SB said it was important that matters be clearly sorted out and if required, taken up with the Board of BNRI. It was suggested that the GM be requested to meet the entire Committee to solve this. Members agreed that the way GM UFM is communicating with the committee is not acceptable.</p> <p>It was decided that Secretary will request a meeting, if necessary only on this issue on a Saturday or Sunday as the GM does not stay late. It was also decided that the Secretary would officially give clear instructions to GM UFM that, without the approval of P & S of UWA, UFM shall not proceed for any alternation or installation or any major changes inside the complex, even if required by Conveners of sub committees.</p>	
	<p><u>Closure of meeting:</u></p> <p>The meeting was concluded with a positive note.</p>	

URBANA WELFARE ASSOCIATION


President

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Secretary