

URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

Minutes of Meeting: Mom No. 11

Date: 28th April, 2024
Club B1 Conference hall

S. No	Details	Action By
1.	<p>Opening Remarks President</p> <p>PB welcomed Sanjeev Nandwani Ji (SN), president of UAAO and Kisor Nadhani Ji (KN), Secretary of UAAO who are attending this meeting as special invitees. PB also welcomed all the members.</p> <p>PB stated that today morning UWA had a wonderful social service activity under the leadership of JS wherein 400+ sarees has been distributed to all UFM support staffs. House appreciated and applauded for taking such an initiative by the team.</p> <p>PB stated that the main concern was about the status of UWA post UAAO formation which SN was kind enough to ask UWA to continue its activities till the official handover is complete. Notification regarding this status of UWA has already been communicated to the residents also. Both the entities will work in tendon till the handover is done.</p> <p>PB stated that now we have to think about the future of UWA. The current tenure of this committee will be over by June-July, 2024. Whether the tenure of the current committee is to be further extended or new members will be selected will be the prerogative of the UAAO Board. If necessary, appropriate amendments will have to be done in Rules & Regulatione of UWA.</p> <p>During the year we had activities by our Technical & Security Committees and they have submitted their reports which we are going to discuss now.</p> <p>PB requested TKB to commence the discussion as per the Agenda.</p>	
2	<p><u>Secretarial Report</u> <u>Confirmation of Minutes of Meeting held on 15th February, 2024:</u></p> <p>TKB presented the draft MoM No.10 dated 4th March, 2024 for the approval of the House. It was approved by the house.</p> <p>TKB stated that the main points which we will be discussing are review of status reports of Technical & Security committee. TKB also stated that GM of UFM has been asked to join this meeting. Since the convener of Security Committee PP is present it was decided to start discussion with Security Status report.</p>	

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3	<p><u>Security Committee's status report:</u></p> <p>a) Club Security Issues: PP stated that recently it has been noticed there is an influx of guests inside the club premises as both the entry points (backside of the swimming pool as well as main entrance) are kept open and no proper control of entry inside the club premises. Also the allottees of Phase 2 apartments of the new Towers 8-10 along with their guest are visiting the club in large numbers. SN informed the house that there are complaints from the residents that residents/visitors are taking photos and videos at swimming pool areas and the security personals are simply sitting as spectators. This is highly objectionable scenario and must be addressed on an urgent basis. SN also requested GM, UFM to provide guest entry data for review.</p> <p>The house unanimously agreed that the highlighted issues are very serious and needs urgent resolution. It was also agreed that an official mail should go to BNRI/UFM stating the current pathetic situation of club usages by outsiders.</p> <p>GM, UFM agreed that the issues raised by the members are genuine and he will take immediate action to resolve these issues. GM, UFM assured the house that he will ensure that security personals will be more vigilant at swimming pool areas.</p> <p>b) Club access issues: Members expressed their concerns about the free access to club facilities since both the entry points are kept open and wants immediate closure of back side entry gate. Also the club main entry gate which is now kept open needs to be closed and previous procedure to enter the clubhouse through club reception areas is to be implemented or else the security person should sit before the gate and the current position of the scanner be repositioned accordingly. There was also a proposal that since tower 8,9 & 10 applicants are allottees and not the owners, they are not entitled to use the club facilities. This issue should be taken up with BNRI.</p> <p>GM, UFM agreed to review the stated issues and will take immediate action considering the safety and security of the club and to maintain the privacy of the residents.</p> <p>c) RFID: PP expressed his concern that the main entry gate of our complex is kept open without RFID for more than last 6 months causing security concern for more than 900 families. Moreover a huge process was carried out while proving RFID stickers to all residents which is now of no use. This lack of security at entry point cannot continue for indefinite period. Immediate action to be taken by UFM/BNRI to resolve this issue.</p> <p>GM, UFM stated that major redesigning of the entry and exist points are under review considering the upcoming phase 2. Hence he can't commit any timeframe of completion of that. GM, UFM suggested Urbana car stickers can be issued to all residents as an interim measure. House accepted that proposal. TKB will provide the photo of the car sticker which was provided earlier. Accordingly UFM will proceed.</p>	
4	<p><u>Technical Committee's status report:</u></p> <p>In absence of the convener of Technical Committee, SM started the discussion:</p> <p>Lift:</p> <p>Serious concern raised on the few incidences happened with T7 & T5 lifts. Incident reports and RCA are not satisfactory. Review required for the technical scope (including control cards testing) as per AMC.</p> <p>GM UFM assured the house that strict monitoring is being done by UFM to ensure that the vendor is working in compliance with the terms & conditions as stipulated in the AMC. He also added that the number of incidents is now reduced significantly.</p> <p>SM raised the issue of poor interior of the lifts of Tower 1,4,5,6 & 7 specially the plywood walls. Members suggested that all tower lifts should have uniformity in the interior. Hence it was proposed that the wall of lifts of T 1,4,5,6&7 should be identical to Tower 2&3. GM UFM agreed to get the quotation from Mitsubishi and will forward the same to CAM convener HK for approval.</p> <p>Security Cameras:</p> <p>Although additional CCTV cameras are installed at the entrances of all towers, still few remained to be installed</p>	

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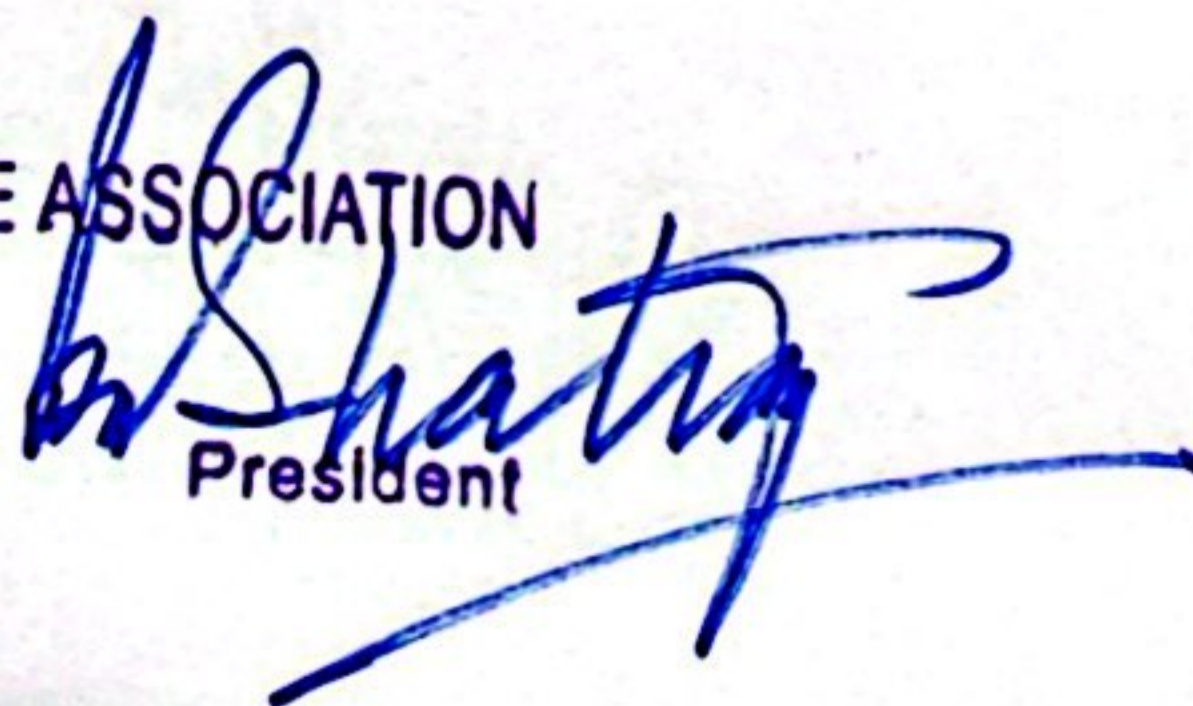
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	<p>around the towers. Also few cameras remained nonfunctional. GM UFM confirmed that required number of CCTV cameras around the towers is already installed. Also Nonfunctional CCTV cameras are repaired and are now in operation.</p> <p>EV Charging Station: GM UFM confirmed that agreement with Jio has already been executed. The delay in implementation of the EV charging station due to the fact that the total length of the cable wire that is required is more than their standard free cable wire length. Hence UFM has to bear the cost of the extra cable wire. The house approved the cost to be absorbed by UFM. GM assured that the EV changing station will be installed within a month. One will be between tower 2 & 3 and the other will be between tower 5 & 6.</p> <p>Cradle GM UFM stated that 2 numbers of Cradles which were under breakdown for a longtime have been repaired and are now operational. From now both cradles as well as Spiderman will be deployed. Members appreciated the efforts of UFM.</p> <p>Water Seepage in basement: UK pointed out the issue of continuous seepage of water in certain areas in both basement 1 and 2. Such seepage is damaging the whole structure. GM UFM agreed that there is continuous seepage of water from few spots. The areas are being identified. Initially UFM tried to stop the seepage by repairing the spots but could not succeeded. Now BNRI project team is working on it to find out a solution.</p> <p>Tower 1 Smell Issue: TKB raised the issue of bad smell coming from garbage segregation/disposal area which is located opposite to tower 1. RS added that not only smell but it's also a breeding point for flies and mosquitoes. GM UFM informed the house that now the whole area is covered and segregation works are now being done inside the covered area. Hence no more bad smell will be there.</p>	
5	<p>UWA Financial Status: SS stated that as per current status, the accounts is showing a surplus of about 8 lakhs. Some expenses have yet to be apportioned. SS also confirmed that final account will be ready by end of May, 2024.</p>	
6	<p>Any other matters: Status of UWA: PP wanted to know what will be the status of UWA post completion of current tenure. Clarity should be there asap to plan Utsav activities well in advance. Diversity of viewpoints were highlighted by the members. SN stated that at this point of time UAAO is not in a position to have their say in this matter since the mandate doesn't allow doing so. After the discussion it was decided that final call could be taken by the members of UWA in their AGM. TKB requested the house to fix the date for UWA AGM. Usually it is happening during the month of June every year. It was decided that UWA AGM will be conducted on Sunday 23rd June, 2024. SS confirmed that by end of May the final account of UWA will be ready.</p>	
	<p>Closure of meeting: The meeting was concluded with a positive note with a Vote of thanks.</p>	

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President

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Secretary

3