

URBANA ASSOCIATION OF APARTMENT OWNERS

Seventh Meeting of Board of Managers

Venue: B1 Auditorium

Date: 18th August, 2024

Time: 10.30 AM to 01.00 PM

1. Attendance: Members Present: 32, Leave of Absence: 11
Out of 47 Board of Managers (BoM), 33 members were present with Leave of Absence Suchismita Mukherjee, Rajiv Ganeriwala, Debjani Mukherjee, Mamta Agarwal, Tarun Basu, Pradeep Bhatia, Tramila Dutta, Jyoti Sapru, Nidhi Goenka, Syed Akbar Imam, Tramila Dutta
2. At 10.30 AM, only 9 members were present and hence the meeting was postponed for 15 minutes. At 10.45 the meeting commenced when the quorum was complete
3. President thanked the Board Managers for attending the meeting and requested them to join for National Anthem
4. Before start of the proceedings President requested the house to observe 2 minutes silence in mourning for Late Pradeep Sinha, former Board Manager
5. The minutes of the previous meeting held on 14th July, 2024 and 21st July were confirmed and approved by the members present
6. The President assured the house that the minutes of the Board meetings will be circulated on time henceforth
 - a. The President placed before the house the resignation letter submitted by Shri Kisor Nadhani, Secretary, received at about 8.30 am on the same day. The President stated that he does not recommend acceptance of the resignation and the house confirmed the same. Thereafter the Secretary was called over the telephone and requested to attend the meeting
 - b. President proposed to the house the revised GRC consisting of the following members: Mr. Subir Bose, Mr. Sushil Khaitan, Capt. Atanu Ghosh, Dr. Meenakshi Mishra and Mr. Anand Chand. The house agreed to the same
 - c. He informed the house that the website is ready and more details will be submitted by the Secretary. He informed the house that two whatsapp Groups will be formed shortly.
 - d. He confirmed to the house that the Committees which have been approved and formed have become functional and advised the Convenors to hold regular meetings. He further confirmed that the new Tower-Captains under UAAO are all from the Board Managers and they have started effective functioning. The house also advised that should they require additional help they may seek the same from within their Towers
 - e. He informed the house about the progress made for the formation of the Federation and that the same is pending with the BNRI
 - f. President informed the house that in terms of Bye-Law 10 (b), the vacancy caused because of the unfortunate demise of Late Pradip Sinha needs to be filled up as per the time-lines provided. It was decided to take up this issue in the next Board meeting
7. **Secretary's Report** (please elaborate each point, as deemed suitable): Website, Digitization, Vehicle and Manpower movement

8. **Technical Committee Convenor, Shri Uday Mukhopadhyay.**

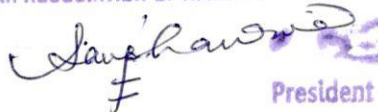
- a. updated the house on the following issues - Gas, Lift, Façade, Composter Area
- b. He explained in detail the process being followed by JLL in their inspection and Audit of Infrastructure and that he was satisfied with their process and outcome till date. Further, regular updating and briefing of progress made will be done by him and his team in the next BoM
- c. President particularly thanked him and his team for following up with JLL and UFM on this very important issue on a daily basis and attending their team meetings every week

Q&A

9. The issue of revenue generation by UAAO from the common areas was discussed and members offered valuable suggestions for the same. It was decided to take it up at length at the next meeting
10. Members recommended that official e-mail ids be generated for all Convenors of the Committees and the Office-Bearers
11. It was advised to consider formation of SOP's for Community Living
12. Members advised to conduct Fire Drills with detailed evacuation drills across the Towers
13. Members raised the issue about taking up the improvement of outside Infrastructure
14. Members suggested that whenever a proposal for any event/activity is forwarded by any of the Committees (through their respective Convenors)/bodies to the Office-Bearers, the Office-Bearers may take assistance from any of the Board Managers, as deemed necessary, for taking a view/decision in the matter
15. Members passed a Resolution in respect of the recent heinous incident as follows:
Resolution:
Urbana Association of Apartment Owners (UAAO) strongly condemns the heinous crime leading to the tragic death of an on-duty lady doctor at RG Kar Medical College & Hospital, Kolkata on 9th August 2024. We demand zero tolerance on abuse and violence against women in any form and in any place, and such intimidation and/or violence against them must be met with immediate, swift and decisive action. We want complete assurance of safety and security for women at all places in general and at their workplace specifically. We stand firmly with the victim's family in this difficult time and extend our deepest condolences to them and we also strive to bring peace and harmony in our community
16. The meeting concluded with a Vote of Thanks by Shri Abhishek Jalan

1

URBANA ASSOCIATION OF APARTMENT OWNERS


President

URBANA ASSOCIATION OF APARTMENT OWNERS


Secretary