

**Minutes of Meeting of 'Board of Managers'**  
**Held at B-1 Hall, Club Urbana**  
**on 15<sup>th</sup> June, 2025**

1. The meeting started at 10:15 against the schedule time of 10:00 due to lack of quorum initially
2. The meeting was called to order and President thanked the Board members present for attending the meeting and requested them to join for the National Anthem
3. Leave of Absence was granted to: Smita Saraf, Nidhi Goenka, Ashish Tekriwal, Sujata Todi, Sujata Todi, Sanjay Doogar, Harish Sekhsaria, Rajiv Ganeriwala, Harish Kabra, Mamta Agarwal, N Krishnan, Rajesh Singhal
4. The minutes of the previous meeting held on 18<sup>th</sup> May, 2025 were confirmed and approved by the members present, subject to inclusion of the point regarding display of the CAM defaulters on the digital display
5. It was decided to appoint Smt. Debjani Mukherjee as the Convenor for Digitisation activities and she would be assisted by Shri Tarun Basu, Smt. Smita Saraf and Shri Vikram Saha
6. President informed the House about the:
  - a. Formation of the Urbana Villa Association and his initial meeting with the President of the 'Urbana Villa AAO' which is to be followed by interaction with the UCSF officials and the UAAO office bearers followed by a meeting with the Board of Managers
  - b. Display of CAM defaulters on the display Board
  - c. Meeting of UCSF soon after the Board meeting to discuss the modalities of functioning for 2025-26, placing of the Accounts and also conduct of the elections
  - d. Response sent to the State Commissioner for persons with Disabilities against the complaint received from them by a resident of Urbana
  - e. The progress made in the important tasks of the collection of information and data by way of Tenancy Forms as also on Pet details
  - f. A Committee would be formed to study the Amphan Insurance documents and submit a report to the Board in the next meeting

**7. Finance Committee:**

Shri Harish Kabra, Treasurer and Convenor, Finance Committee updated the Board on the three issues relating to take-over update as follows:

- a. Freezing of Tower CAM account up to 31st March 2025
- b. Transfer of Deposits of Apartment Owners (Tower 1-7) to UAAO
- c. Fixation of Allocation Ratio in respect of Common Maintenance expenses post 1st April 2025

Necessary supporting documents in support of our stand are being prepared and will be forwarded to BNRI soon

#### **8. Technical Committee:**

Shri Uday Mukhopadhyay, Convenor, Technical Committee updated the Board on the pending issues as follows:

- a. Update on Gas pipelines replacement project
- b. Circular issued; Invoice is ready and will be issued once the Consultant is finalised and an Order is issued to that effect
- c. Update on the repairing of the Roads
- d. Update on the Solar Panels replacement by BNRI and the House noted and approved the same
- e. Update on the EV Chargers
- f. He also offered his views on the major water-pipeline which was burst on 23<sup>rd</sup> April, 2025 at T2, and the remedial steps suggested to prevent recurrence across all Towers

#### **9. Medical Committee:**

Shri Pradeep Bhatia, Convenor, Medical Committee updated the Board on the issues relating to the Urbana Medical Room in Tower-1 as follows:

- a. M/s HP Ghosh Hospital has been recommended for running the Medical Room and the inauguration would be held on Monday, 16<sup>th</sup> June, 2025 at ten am
- b. The services that would be provided round the clock, i.e. 24/7
- c. He suggested that a Medical Licence be obtained for the Urbana Medical Room
- d. A proposal for stationing an Ambulance has been received from Manipal Hospitals (MARS Ambulance) and the details on the Ambulance would be provided; a parking facility would have to be provided by Urbana. Since diverse opinions were expressed by the members on this issue, it was decided that further consideration should be taken into account before finalising this aspect

The House noted and approved the same

#### **10. The meeting ended with a 'Vote of Thanks'**