

Minutes of Meeting of 'Board of Managers' (BoM)
Held at Banquet Hall, Club Urbana
On 16th March, 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. Out of 47 members – 16 members requested for LOA; Leave of Absence was granted to: S/Shri RS Bansal, Mamta Agarwal, Alokesh Ganguly, Ritu Agarwal, Ashish Tekriwal, Debjani Mukherjee
4. The President once again requested the members to attend the Board meetings on time, not to leave the meetings mid-way and to keep the forenoon of the Board meeting day free and dedicated for this purpose. He also requested the members to not only attend the Board meetings but also to participate pro-actively in their respective Committee meetings especially at a time when we are on the verge of take-over of the maintenance by UAAO. Simultaneously he advised the Convenors of Committees to hold meetings periodically and to record the minutes of their meetings
5. The minutes of the previous meeting held on 16th February, 2025 were confirmed and approved by the members present, subject to approval of the resolutions as recommended by the Secretary
6. The President informed the House that once a decision is taken by the Board it has to be implemented and no further objections can be raised except that a member is free to raise it once again before the subsequent Board meetings
7. The Board was initially informed that UAAO would take over the maintenance and management of the areas under the jurisdiction of the 'UAAO' wef 1st April, 2025, as deliberated earlier in the Board meetings, and that the residents would be conveyed the same at the SGM on the same date at 11.30 am
8. The House was also informed about a presentation to be made by the BNRI team on their "Upgradation proposal"
9. Technical Committee Convenor informed the House about the Gas-Pipeline proposal and members felt that feedback is to be obtained from the residents who had subscribed to the PNG pipe-line
10. Convenor, 'Finance-Committee' informed the Board about the preparations made for the take-over including the preparation for raising CAM Invoices. He also informed about the GST procedure that would be followed. He informed the Board that we have received a common area cost sharing proposal from BNRI which is not in lines with previously agreed norms and variations are very divergent. Further there was no clarity on the security deposits.
11. In view of the above and after extensive discussions it was resolved that prior to take-over/raising CAM invoices by UAAO the following issues need to be resolved:
 - a. Transfer of Security Deposit made by Owners of Phase-I (Towers 1 to 7) to UAAO
 - b. Sharing of Ratios is finalised and agreed upon

Hence it was decided to defer the taking-over of maintenance till these issues are resolved.

12. Some members also expressed their anguish and concern on the proposed issue of raising GST invoices where exemption is available. It was advised to the Finance Committee to re-examine this issue
13. Members felt that considering the increased numbers of posting from UAAO and to ensure continued and effective communication with the UAAO members one more spokesperson needs to be appointed to assist Shri Tarun Basu. After discussion, it was resolved to appoint Shri Rajesh

14. It was informed that the next meeting of the Board would be held on Sunday, 20th April, 2025

The meeting ended with a 'Vote of Thanks'