

Minutes of Meeting of 'Board of Managers' (BoM)

Held at Banquet Hall, Club Urbana

On 18th May, 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 – 13 members requested for LOA
4. The minutes of the previous meeting held on 27th April, 2025 and 12th May, 2025 were confirmed and approved by the members present. Members were reminded that AGM date is 25th May. Vice-President then requested the President to conduct the deliberations for the meeting.
5. President informed the House that he has informed GM-UFM to ensure that Security at the main gate and towers are carrying out their responsibilities with utmost care and precaution and to enhance the measures, where necessary, including by deploying '**Ex-Servicemen including Armed Ex Servicemen**'. Any suspicious movement needed to be reported immediately. He advised the Security Committee to oversee the measures being adopted.
6. He informed the house about the action being taken by the Fire-Committee, convened by Shri Prakash Sashidharan and lauded the efforts and pro-active approach of Shri Brahmamoy Bose.
7. President intimated the house about the constant support being received from Shri Pawan Jhunjhunwala, a leading lawyer and resident of Tower-3. He proposed to induct him as an "Advisor" to aid and guide the Office-Bearers and the Board in all matters. The house approved the same.
8. The "Water consumption" shared by UFM was discussed and it was decided to check the accuracy and veracity of the same and to be placed in the next Board meeting. UFM to provide the basis of assessment of resident in the respective flats thereby evaluating the per capita consumption for each tower.

9. President informed the House about the factual report sought by the State Commissioner for Persons with Disabilities” in respect of a complaint being received by them and informed the House of the proposed action in the matter.
10. The House was briefed on the position of CAM Defaulters and proposed stern action against the defaulters which was unanimously agreed and approved. The house agreed that the defaulters will be given an opportunity to deposit their outstanding CAM and till such time all facilities will be suspended.
11. President updated the house about the positive update on the issue of supply of “KMC Water” and assured the house of constant feedback in the matter.
12. The house was updated on the prime issue of update on “Take-over of Maintenance by UAAO”. The house was detailed on the following issues: Change of stand; List of documents made available by BNRI and UFM; Technical-preparedness and Financial-preparedness as well as the Legal support being received in the matter.
13. The President once again appreciated the efforts of tower captains and managers of Towers in managing Car-parking discipline.
14. In continuation to the decision in the Board meeting held on 12th May, 2025, President requested Shri Harish Kabra to continue as Treasurer and Finance Committee which he gracefully accepted
15. Convenor, Finance Committee briefed the house on the following issues:
 - a. UAAO Strategy on Security deposit
 - b. UAAO Strategy on ratios and expenses sharing for common areas
 - c. Update on CAM for FY 24-25 by Treasurer
 - d. Update on Consultant Report (Revised) on proposed sharing of Common Area expenses for FY 25-26
 - e. For GST Invoices it was informed that the Consultant’s report was awaited
16. Convenor-Technical Committee briefed the house on the following issues:
 - a. Update on Gas pipelines replacement project and the circular to be issued in this regard
 - b. EV Charger

- c. Road repairing of the peripheral road
- d. RCA on Water-Pipeline burst on 23/4 at T2, remedial steps to prevent recurrence across all Towers

17. The resignation by the President was taken up and he informed the House that on the request of the Board he would continue till the take-over of maintenance and management from BNRI and till then his resignation may be kept in abeyance which was accepted by the Board

18. UCSF Digital issue:

It was discussed with the Vice President that during Durgotsav, certain digital advertisements were booked by UCSF. As per the Board's earlier decision, UFM should run such advertisement free of charge till 31st Dec'24 which they did. However, UCSF had booked some digital advertisements to run beyond the agreed free period till 31st Dec'24, in order to continue such advertisement beyond 31st Dec'24, UCSF had to deal with UFM directly by sharing revenue with UFM. However, due to a fund crisis at UCSF, the revenue-sharing with UFM did not materialize. Consequently, UFM did not continue display of the advertisements beyond the agreed period till 31st Dec'24, which is affecting the reputation of Urbana.

VP added that a separate amount of ₹5 lakhs had already been given to UFM towards maintenance of event venues. In view of the above, she urged Board members to consider this as a very special one time case, without setting any precedence for future and approve waiver of the revenue share amount that was to be given to UFM and to advise UFM to display the digital advertisements booked by UCSF until the next Durga Puja, i.e., Sept'25, which the Board members present approved.

Going forward, it is recommended that the Utsav Committee should consult the Digital Committee in advance for clarity and arrive at a mutual agreement on such matters before hand to avoid any confusion or reputational setbacks.

19. The meeting ended with a 'Vote of Thanks'