

GUNINA CO-OPERATIVE HOUSING SOCIETY LTD

Registration No NBOM/CIDCO/HSG(OH) 2917/JTR/YEAR 2008-09

Minutes of the 6th Annual General Body Meeting of Members of Gunina Co-op Housing Society Ltd Held on 6th September 2015 in the compound of Gunina

The Sixth Annual General Body Meeting of Members of Gunina Co-op Housing Society Ltd was held on 6th September 2015 at 11 am in the parking lot . Present were Managing Committee members consisting of Mr Kevin Machado ,Chairman, Mr Murthy, Secretary, Mr Seemant Sreevastav , Treasurer, Mr Hemant Hande , Mr Dinesh Singh, Mr Mahesh Venkataraman , Ms Varsha Katkar, Ms Ashwini Padalkar, Mr J.S Raman and Mr Narendra Agarwal.

For want of quorum, the meeting was adjourned for half an hour and thereafter the adjourned meeting was started at 11.30 am. At 11.30 the requisite quorum was available and hence the secretary Mr . Murthy called for the meeting to commence. A total of 48 members attended the meeting . Minutes of the meeting noted were as follows:

At the outset Mr Murthy took over the stewardship of the meeting and welcomed everybody to the Sixth Annual General Body Meeting of Members of Gunina Co-op Housing Society Ltd . He introduced the managing committee members and requested the chairman of the society Mr Kevin Machado to assume the post of Chairman for AGM

The House first paid homage to the departed members by observing a two minutes silence. Thereafter the Agenda for the meeting was taken up.

Mr Murthy read the agenda for the meeting

- 1) To adopt the minutes of the last (5th) Annual General Body meeting held in the year 2014-15.
- 2) To ratify and adopt the audited statement of accounts for the year ended 31.03.2015.
- 3) To adopt the new Model Bye – Laws Of Co-operative Housing Society (Flat type)dt:2014
- 4) Appoint statutory auditors for yr 2015-2016
- 5) Any other matter with the permission of the chair
- 6) Vote of Thanks.



Chairman's Address

The Chairman of Gunina CHS Ltd Mr Kevin Machado welcomed all the members to the AGM and delivered his speech for the members . Below is the concise extract of his speech delivered.

"It gives me great pleasure to welcome you the 6th Annual General Meeting of the Gunina CHS Ltd . Managing committee's presentation along with audited financial accounts for the year ended 31st March 14 , has already been circulated to you .

Conducting elections this year was a great achievement for our Gunina CHS. It required a lot of persuasion/follow up to convince the SCEA and finally they obliged and elections were conducted under their authority. We have also received feedback from SCEA Mr Tokle thanking all members of our society for co operation and support extended to him during the process of the elections and more importantly for nominating the new committee unopposed saying its unimaginable especially in such a huge Society and credit must go to its members on. A big thanks from Gunina Mancom too.

I would now like to proceed with the introduction of the new man com to all our members.

- 1) Mr Murthy (Secretary) 2) Mr Seemant(Treasurer) 3) Ms Varsha Katkar 4) Ms Ashwini Padalkar 5) Mr Mahesh 6) Mr Dinesh Singh 7) Mr Hemant Hande 8) Mr Raman 9) Mr Narendra Agarwal 10) Self (Chairman) I would also take this opportunity to thank all the out going members Dr Mrs.Laxmi Nadkarni,Mr Mahadevan,Mr Anil Bhatia,Mr Anil Gupta and Mrs Sarah Fernandes. Thank you all for devoting your valuable time and for excellent support extended to Gunina CHS.

Managing Committee' s major achievements:

- 1.Maintaining Standard of Society by retaining " A " class title in statutory audit report ... 4th year in a row.
2. 100% dues collection track record as on 31st March 2015. (a special thanx to all our members for consistently subscribing time to time for past few years)
3. Lift issue taken up on war footing with Johnson and as on date lift breakdown is negligible
4. CC TV completely operational , and Barbed wire fencing
5. Completion of security cabin room
6. New state of art gymnasium fitted with a new music system
- 7.TT room fitted with 2 tonne ac
8. Swimming pool repair
9. Eight flats major external repairs Ø Intercom systems completely revamped. Public address system installed
10. Door installed at common toilet behind B wing thereby isolating it from parking area.



11. Emergency exit gate(safety requirement)

12. Doubling of speed breakers

13. Reconstitution of new sports and cultural committees. Mancom proposes to set aside funds for both committees approx 50k each. This fund can be utilized from our miscellaneous expenses.AGM to ratify

Gunina has got a very good track record of maintenance dues collection. Few of our members have paid full year maintenance charges in advance. My special thanks to them for showing their trust. AMC for most of the equipment is in place (Lift / DG set / Water indicator / AC / Fire & Safety etc). We are reasonably equipped to handle fire emergency since inception within the resources available with us. Need to make a special mention that this year we could reduce our building insurance premium from Rs.52436 to Rs.41710 inspite of increase of ST from 12.5% to 14%.

I Must credit our new treasurer Mr Seemant and especially Mr Sathpathy who could manage the discount from Tata Aig.

Targets for 2015-16:

Major painting project expected expenses@ 1cr .plus. Connecting of drainpipe line. Pending since last year @budget3 Lacs .Putting up fire extinguishers on alternate floors . Re-arranging of wires inA,B,C wings budget@2lacs . Proposal to shift common area lighting to LED. We are going to take view of experts on cost benefit of this expense as one-time costs are high.

Financial status:

If you observe the Income & Expenditure Account, despite our expenses being modestly increasing by 7% our financial position is not good. Revenue earned is 43.2 lacs vs expense 57.9 lacs that means @14.5 lacs deficit which we are managing into from digging into our interest funds. More over next year we will not have the luxury of high interests because we have major expense @1cr in the form of painting and accordingly interests will dip. Hence this year we have no option but to raise the maintenance charges to bridge the gap. Our Treasurer Mr Seemant will brief you on the same during his budget presentation.

Rules & regulation:

Gunina Managing committee has implemented rules and regulations / systems which are also approved in the AGM to run the society in an efficient manner. In the recent past we have found some residents at times are reluctant to follow such rules. I sincerely request all of you to help us to serve the society better by following society rules / statutory regulations. Some members have already responded to our appeal to follow the rules and altered the modifications made by them. I thank them for helping Gunina to maintain it's high spirit. Parking, non clearance of debris, using our common places such as staircases for keeping scrap etc have become a perennial problem of late. I wish to propose a fine of Rs 500 for defaulting members who have been issued letters and after which have not complied with the same.



Acknowledgements

I would like to take this opportunity to thank our esteemed members for their belief in our dedication, commitment, teamwork and integrity. I thank all my colleagues on the Managing Committee for their continued support and consistent encouragement. I sincerely thank the local Corporator, Administration, CIDCO authorities, MSEB, NMMC, Police authorities, our internal auditor, our accountant agency, statutory auditor, society office staffs / support staffs and all. Without your faith and belief we could not have performed the way we have done so far. Team Gunina has remained admirably focused on advancing novel ideas and implementing those for the betterment of Guninities and to retaining the super quality of life style of Gunina. Special thanks to the members who had come to us with some very good suggestions for the betterment of Gunina. Making it the best place to Live in Navi Mumbai. I look forward to the year ahead with a sense of confidence to deliver even greater value to all our members.

Thank you,

Chairman, GuninaCHS.

Agenda No 1

Approval of the minutes of Fifth AGM of Gunina CHS held on 3rd August 2014

The minutes of the 5th Annual General Meeting were presented before the members. The Chairman suggested that the minutes had already been circulated to all the members, the same may please be taken as read. The meeting agreed to this suggestion.

The motion to adopt the minutes of the Fifth AGM of Gunina CHS Ltd held on 3rd August 2014 was moved by Mr Nagaraj (B wing 1204) and seconded by Mr Suri (C wing 502)

"Resolved that the minutes of the 5th AGM held on 3rd August 2014 be and hereby approved and confirmed." The resolution was approved unanimously by the house and the Chairman put his signature there on.



Agenda No 2

To ratify and adopt the audited statement of accounts for the year ended 31.03.2015.

The treasurer of the society Mr Seemant Sreevastav then read out the auditors report and salient features of annual audited statement of Gunina CHS for period from 1st April 2014 to 31st March 2015. The audited financial statements had been circulated to the members a few days prior to the meeting. The resolution to adopt the audited financial was moved by Mr.Avnish (C wing 702) and seconded by Mr.Amit (A101).

"Resolved that the Annual Report for the year ending 31.03.2015 and the Balance Sheet statement of Accounts and income and Expenditure account for the from 01.04.2014 to 31.03.2015 be and are hereby approved and adopted." The resolution was approved unanimously by members.

Agenda No 3

Present and adopt Budget for Financial Year 2015- 2016.

- a) Increase in the monthly maintenance charges : The Treasurer presented the budget for 2015-16 with a detailed break up of expenses under various heads .He also went on to explain in detail the loss of @14.5 lacs incurred in current financial year(income vs expenditure current year). After the budget presentation the Treasurer proposed to increase the maintenance charges by Rs 4. 30 per square feet per month. After deliberation and discussion it was decided to increase the maintenance charge to Rs 4.30 per square feet per month . These charges will be applicable from October 2015 onwards . "Resolved to adopt budget for financial year 2015-2016 and that the maintenance charge on account of increase in cost of goods and services are hereby increased from Rs 3.0 per square feet to Rs 4.30 per square feet with effect from October 1st 2015 . The resolution was proposed by Mr Prateek Goyal A wing 801 and seconded by Mr Suri C wing 502.

Agenda 4

Ananthram and Co. were appointed as statutory auditors for the year 2015_2016.Proposed by Mr.Venkatraydu Flat B 1102 and seconded by Mr B.Mahadevan Flat No B 603.



Fixed Deposits

Currently Gunina FD's attract 10 % TDS and interest is taxed at 30 %.

FD's lying with Co-operative banks till recent times did not attract TDS or tax on interest. In case the benefit continues then our FD's when they are due for renewal may be shifted to the two cooperative banks 1) Shyamrao Vithal Co Op Bank and 2) Saraswat Co op Bank

Proposed by Mr Suri C -502 and seconded by Mr Nagaraj B -1204

New By-Laws to be adopted

Resolved that the new by laws be adopted. Resolution was proposed by Mr Nagaraj B 1204 and Seconded by Mr Mahadevan B – 603

Miscellaneous Income Allocation

Resolved that the miscellaneous income received by the Gunina Society will be allocated to the Sports and Cultural Committee. Rs 50,000/- each may be given to these committees. Funding can be increased and capped to rs 70,000/- each if at all miscellaneous funds are collected in surplus. Resolution proposed by Sandeep B 301 and seconded by Sathpathy B wing 303.

Technical Quotation Evaluation for Building Painting

Presently the repair and maintenance committee consists the following people from the Mancom 1) Mr.Dinesh Singh 2)Mr. J.S Raman 3) Ms.Varsha Katkar 4) Mr.Hemant Hande. In addition to these it is suggested that 3 members join them to evaluate the quotations for the painting .

Resolved that the technical quotation evaluation committee may have 3 members . Resolution was proposed by Mr Avnish Pendharkar C wing 702 and Seconded by Mr Jose B wing 1403



Unauthorised Parking of Vehicles

Resolved that where cars (of members or visitors) are not parked in appropriate parking area they may be clamped and a fine of Rs 500/- may be levied . Resolution was proposed by Santosh Thorat B 1503 and seconded by Mr Jose B 1403 wing.

Resolved that where two wheelers (of members or visitors) are parked in front of entrance and common area they may be clamped and a fine of Rs 200/- may be levied . Resolution was proposed by Mr Prateek Goyal A wing 801 and seconded by Mr Santosh Thorat B wing 1503.

There being no further items of discussion the chairman called meeting to order after answering routine queries of members . MS Ashwini Padalkar C 1302 delivered the vote of thanks and congratulated the managing committee on conducting the meeting efficiently.

GUNINA CHS

W. J. R. R.

SECRETARY

Shirley

CHAIRMAN

