

Demo Co –Op Hsg Society Ltd

Minutes of Annual General Body Meeting Held on 11th August 2013

Since there was no quorum at the said time, i.e 6.00 pm, the AGM was adjourned and subsequently commenced at 6.30 pm. Out of a total of 94 members, 38 members attended the AGM. Members requested Chairman Ms Kiran Gaitonde to take seat and preside over the meeting after which meeting commenced.

Chairman Ms. Gaitonde welcomed all members to the 6th AGM of the society.

Following was the agenda of the meeting and the resolutions:

1)To read and confirm minutes of previous Annual General Body meeting

Members suggested that minutes of previous AGM be taken as read and approved. House accepted the suggestion and following resolution was passed.

RESOLVED THAT minutes of previous AGM held on 12th August 2012 be considered as read and approved.

Proposed by Ajit Rane

Seconded by Mr Vivek Naik

Passed unanimously

2)To appoint statutory auditors for the financial year 2013-14 and fix their remuneration.

Hon Secretary asked the house for permission to appoint Mr. Santosh L. Kadam , GDCA and Govt. Certified Auditors Panel number C/162 Konkan Division as an auditor for FY 2013-14 with a remuneration of Rs 50/- per member per year as audit fees. The house accepted the proposal and following resolution was passed.

RESOLVED that Mr. **Santosh Kadam** , FCA and Govt. Certified Auditor is appointed as statutory auditor for the financial year 2013-14 with the remuneration of Rs **50/-** per member per year as his audit fees.

Proposed by Mr Prashant Shetye

Seconded by Mr Laxman Prasad

Passed unanimously

3)To discuss and approve society's financial statements for year 2012-13

Hon Secretary informed the house that the audit report along with the balance sheet and income and expenditure statement is circulated to all members.

After further discussion on society accounts, the accounts were approved and following resolution was passed,

RESOLVED that Audit report of the society, Income and Expenditure accounts and balance sheet for the year 2012-13 are hereby approved unanimously.

Mr. Laxman Prasad pointed out to discuss point no 3 and 8 of Form 25 with our Auditors and update the registers as per statutory requirements.

Proposed by Mr Nitin Chanderkar

Seconded by Mr Shekhar Sawant

Passed Unanimously

4) To approve transfers of flats and shop sold so far

Hon Secretary informed that Flat no A-301 has been transferred in the name of Mrs Vaishali Yadav . Earlier it was jointly in the name of Mr. Vijay Yadav and Mrs Vaishali Yadav.

Mr. Nikhil Bhawe has added his wife Mrs Yogini Bhawe's name to his Flat A- 702 deed and submitted documents to add his wife's name on share certificate.

Above changes are approved.

Following Flats and memberships transferred in the name of the following members

Flat C 201 from Mr. Atul Kulkarni and Mrs Rajashri Kulkarni to Mrs. Mrinal Bhandarkar and Mr. Gaurish Bhandarkar

Flat B 301 from Mr. Anand Thyagrajan to Mr Salil Nerurkar

Flat transfer to Mr Shinde Flat no C- 103 was kept under HOLD until the unauthorized enclosures on societie's open space is dismantled and restored as per original plan.

Proposed by Mr Rajendra Shinde

Seconded by Mr Shekhar Sawant

Passed Unanimously

5) To inform, discuss and consolidate issues pending with society

a) Society members were appraised regarding the various options for TV DTH services and expressed the need to merge existing individual DTH Antenna into a Common Antenna. 3 cable operators viz. Tata Sky, Videocon & Hathway Cable are the service providers are available for residents to choose from and no new individual DTH Antenna connection be allowed from hereon. Members agreed that all existing Independent Antennas has to be removed before 31st March 2014 and to be merged in either of the 3 service providers Common Facilities.

Proposed by Mr Vivek Naik

Seconded by Mr Rajendra Shinde

Passed Unanimously

b) Members were appraised regarding the new rule passed by BMC regarding Property Tax. BMC shall refund property tax for residential flats and impose additional property tax on shops for the period 2010-13.

BMC shall be refunding society the entire amount post adjusting for the property tax due from shops. Professional services shall be hired to calculate the taxes refunded / collected from each member and these calculations would be circulated amongst all members with letter from BMC .

Shop owners shall pay their dues within 30 days of finalizing the calculations. Target date for finalizing the calculations set by 15th September 2013. Once amount from BMC is received, flat-owners shall be refunded their amounts within 30 days.

Proposed by Mr Ashish Khatri

Seconded by Mr Ajit Rane

Passed Unanimously

c) It was decided to appoint new agency to help locate a suitable location for drilling of new Bore well. Drilling scheduled in March 2014.

d) It was discussed and decided that crack filling works on building walls shall be taken up latest by 31st March 2014. Painting of building shall be taken up by last week of December 2014. Members were requested to intimate society Manager regarding any leakage issues faced so as to take necessary actions during crack filling. Managing Committee to commence the process of inviting tenders from contractors from immediate effect.

e) Mr Parmar of Shop no 9 has till date not paid any outstanding dues towards antenna charges since October 2008. It was discussed and decided that he has to pay all outstanding dues at the rate of Rs 1200/- per month till 30th August 2012 **with interest of 6% p.a.** For the rates to be charged from September 2012 onwards, Mr Parmar shall meet the new Managing Committee who is empowered to take a final decision on the new rent.

f) The issue of encroachment of society area by 1st floor members was discussed. It was decided that the flat owners shall remove the enclosures between adjoining flats latest by 30th Sept 2013. On removal of enclosures, society shall ensure that the common area is cleaned everyday like the rest of the common areas by Zaaduwalla. Members who fail to remove the enclosures would be charged a a per month fine equal to 5 times the monthly maintenance fees. (which is inline with the new bye-law being proposed)

g) Minutes of minutes of EGM held in July 2013 related with extensions of flower bed was approved. Mr Santosh Kambli suggested to take concurrence of Advocate to ensure any action taken by Managing committee against defaulters are in line with Co-op Society Bye laws.

Pursuant to the resolution passed in EGM, all concerned members shall restore the flower bed extension latest by 30th Sept 2013. Mr Jayant Katti (A-703) proposed to restore flower bed extensions only after allowing to carry out pending furniture work in his flat. Since Mr Katti had carried out the extensions against the resolution passed by general body in 2012 AGM Minutes of meeting , House informed him to first carry out restoration works and then he is free to do remaining work in his flat within the framework of rules set by the society. However this matter was discussed and decided that voting shall be done to get the opinion of the House. 27 as against 4 members voted in favour of carrying out restoration external wall as per BMC plan prior to any other renovation works by Mr Katti in his flat.

Proposed by Mr Laxman Prasad

Seconded by Mr Sameer Vartak

Passed Unanimously

6) Achievements of Managing Committee in the last year are as under:

- Implementation of CCTV project
- Fence with Umiya raised on ABC and FGH side to stop trespassing (unwanted/marketing people crossing over.)
- Drainage pipe widened to overcome frequent problem of chock up of drainage pipe in S-W corner
- Borewell issue : negotiations with Romell Builder to dig the borewell
- Collection of Painting funds
- Republic day Celebration lunch
- Sports Day and Fun n Fair in coordination with cultural committee
- Goonj Donation Drive
- Library for children
- Appointment of Society Manager to take care of daily activities
- Appointment of Advocate Mr Khanolkar
- Changed house keeping (Zaaduwalla)
- ABC Entrance potholes repaired.

7) New Managing Committee Members for the next year

Mr Prashant Shetye (Secretary), Mr Nitin Chanderkar , Mr Ashish Khatri and Mr P Girish (all 3 Committee members) tendered their resignation citing personal reasons.

Following New members showed interest to join the existing Managing Committee :

Mr. Raju Shinde , Mr. Sameer Vartak , Mr. Shekhar Sawant, Mr. Hemant Uchil, Mr. Sunil Kashikar and Mr. Santosh Kambli

A separate meeting shall be held to form office bearers of the managing committee.

The New Managing Committee Members are as follows :

Mr. Hemant Uchil (B-203)

Mrs. Kiran Gaitonde (B-404)
Mr. Makaranda Kalyankar (A-201)
Mr. Raju Shinde (A-202)
Mr. Raghuchandra J Kotian (A-502)
Mr. Sameer Vartak (C-202)
Mr. Santosh Kambli (C-302)
Mr. Shekhar Sawant (B-703)
Mr. Sunil Kashikar (A-203)
Mr Ramchandra Vora (Shop no 17)

Proposed by Mr Sadashiv Pise
Seconded by Mr P Girish
Passed Unanimously

8) Formation of New Conveyance Committee.

In order to carry out the work of forming a federation and obtaining conveyance for the Society expeditiously, it was decided to form a Conveyance Committee.

Following members voluntarily agreed to be a part of this committee :

Mr. Laxman Prasad (B-502)	Mr. Sameer Vartak (C-202)
Mr. Vivek Naik (B-402)	Mr. Nitin Warghat (A-501)

After all the matters were discussed, meeting ended with a vote of thanks to the Chair.

For Demo ABC CHS Ltd

Secretary

Chairman

Treasurer