

## MINUTES OF 13<sup>th</sup> AGM (2022-2023)

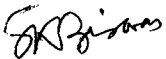
**13<sup>th</sup> AGM of Alaktika Housing Complex held on 28/05/2023 at 10:00 AM at the space in the ground floor below Hall 'A' of Alaktika Housing Complex. This was held following a meeting originally summoned on 21<sup>st</sup> May, 2023 which got adjourned due to lack of quorum, vide subrule 5(5) of Chapter 11 of W.B. Apartment Ownership By-Laws, 1974. Total 54 members attended the meeting. The meeting proceeded agenda wise and the following points were discussed.**

- 1> The President convened the meeting at 10-30 AM and welcomed all the participating members of the Association.
- 2> 2 minutes silence was observed in memory of residents of Alaktika Housing Complex and other notable person, who departed for heavenly abode last year.
- 3> The returning officer announced the names of the Elected Board Managers of new committee.
- 4> The Secretary presented the Secretary report for the Financial Year 2022-23 of the Association. The same was proposed by Mr. Ashok Banerjee, seconded by Mr. Chowdhury and accepted by the house after some discussions on important points.
- 5> Hall booking for marriage or other purposes were discussed in details. Strict adherence to rules and regulations will have to be exercised and the same to be conveyed to the party while booking and following the same during the actual function. An interest free returnable caution money deposit of Rs. 10,000/- will have to be paid by the party in advance. Any damages during the function within the same amount will be adjusted accordingly. Any higher damages, however, will have to be borne by the party in actuals without any limit and dispute. Members present requested a letter to be issued to member/members who found violating the rules of hiring the hall for marriage or for any other purposes.
- 6> Audit report of the financial year 2022-23 was placed before the house. The acceptance of the Audit Report was proposed by Mr. Tapan Ghosh & seconded by Mr. V. K. Singh. The report was accepted by the members present.
- 7> Recently a letter was issued from competent authority based on the complaint raised by F-Block boarders on the enhanced area usage compared to E-Block establishment. The same was discussed in details and the revised maintenance for the year 2022-23 and 2023-24 was placed in the house. For maintenance budget, as per the order from Competent Authority, the payment share for different flat types was calculated as per Form A. The maintenance budget was accepted by house after proposal by Mr. Akhil Kapoor and seconding by Mr. Tapan Ghosh.
- 8> The annual maintenance payment share among different flat types using form A was discussed at length among members and since this was done as per latest order from Competent Authority, it was decided that it has to be followed.
- 9> However, some members raised the issue of discrepancy between the Competent Authority orders of Form A based calculation and 2015 order of built-up area based calculation. There was a proposal that board can go to competent authority and appeal to reconsider the order stating the discrepancies as above. However, this was not accepted by the house. It was decided that this difference of amount compared to earlier criteria of calculation however may be contested by aggrieved persons, if anyone, directly with competent authority or higher.
- 10> Intimation for future planned expenditure (corpus Fund) budget for the year 2023-24 was placed in the house. The same was discussed and then accepted by the house after proposal by Mr. Akhil Kapoor and seconding by Mr. Tapan Ghosh.
- 11> The secretary informed the house that the painting of the lift lobbies of all floors has been ongoing from development fund. The approx. cost will be around Rs. 3.75 to 4 lakhs with complete paint material bought by association and labours employed as per negotiated standard daily labour rate of Rs. 480 per day.

Cond. - P/2



- 12> There were suggestions from members to improve upon look and feel of the ground floor lift lobbies, on which the board responded that it can be done only if there sufficient funding – however the current budget does not cater for it. It was suggested to display instructions by the side of Gym in central ground and improve The Island in front of #D unit.
- 13> There were also suggestions to cultivate Medicinal plants inside our complex and to start a mini library. This can be reviewed by board based on feasibilities.
- 14> Mr. Souvik Ghosh and his wife jointly raised few serious issues pertaining to intimidation by Gaurav Singha Ray (Flat 2B-905) to other ladies and children of the complex. The house condemned the matter and the owner of Flat 2B-905 apologized on behalf of his son and assured of not repeating such incidents in future.
- 15> There were suggestions to shift the garbage disposal from Gate-4 to Gate-5 which can be reviewed by board.
- 16> There were suggestions to clean-up and organize the parking places – the board can review and implement necessary steps.
- 17> It was suggested that our staff be suitably covered with suitable health insurance scheme – the board can review existing insurance support of the staff can suitable steps.
- 18> It was suggested to improve safety of all electrical junction boxes within our complex – the board can review this.
- 19> The payment of cost of the lift damage in 2B caused by water leakage from Flat No. 2B-807 was discussed. Initially the house was of the opinion that the whole repair cost would be borne by the flat owner Mr. Supratim Das. However, towards the end of the meeting, Mr. Das appealed to the house for partial waiver – the house decided to consider it on sympathetic grounds and instructed Mr. Das to submit an application to the board for suitable review.
- 20> In the light of significant savings coming from the installation of the solar power plants, it was suggested that board to explore installation of more solar.
- 21> The Meeting ended with Vote of Thanks to the Chair.



Swapan Kumar Biswas  
President



Ashok Kumar Gupta  
Secretary

