

Minutes of the Annual General Manager held on 8<sup>th</sup> May, 2022

At the outset, Chairman welcomes the members and greeted them in the AGM which is being held after two and half years due to pandemic situation and Covid protocol of the Govt. Although DRCS (the controlling authority of the Govt. Regd. society) was requested for permission but the same could not be made due to pandemic situation and hence two meetings treated as cancelled.

Before the business of the house, two Board members proposed Sri Amit Chakraborty and Sri Debashis Chatterjee to write down minutes of the meeting, duly seconded by other two Board members. Members attendance recorded as 99 in the AGM this time.

As a part of Report of BOD, one minute silence has been observed by members for the departed souls of member residents of our society and prayed for their souls to remain in peace.

As per agenda, 1 of notice dt. 12<sup>th</sup> April, 2022, the minutes of the last AGM 29.09.2019 read out by Secretary which was duly confirmed by members.

Treasurer was requested to proceed for consideration of latest Audit Reports 2019-20 and 2020-21 duly audited. All financial statements as attached to the report of Board Of Directors were briefed before the house.

Md. Mustakin mentioned a correction as "water Consumption" in place of "Water Connection" duly noted. Mr. Chattaraj requested to put effort for writing off some old entries which had been carried over for last 10/15 years.

A discussion on share amount outstanding reported by Auditor placed in the meeting.

As it will be helpful to participate in discussion by members on Report of the BOD, the provisional income and expenditure ACCOUNT for 2022-23 with Annual Budget of society was placed before the house.

In compliance with the Agenda on consideration of activities of the society, the report of the BOD was read out by secretary wherein secretary informed all members about the activities related to maintenance, development; etc performed during the year under report.

It was particularly mentioned issues before honourable members which could not be resolved due to noncooperation of members. Another issue was also left pending due to a non member on car parking. Secretary also placed proposal for approval and also to form opinion on matters for decision.

The meeting allowed ten minutes break and started with speakers intended to comments on Reports of the BOD and other relevant points.

The house again started with a request to willing members to submit their comments and views, in serial.

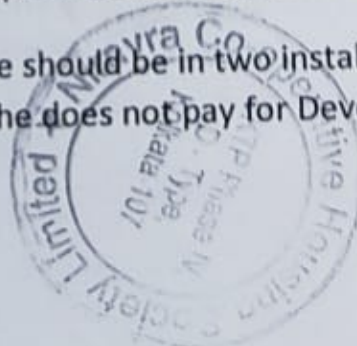
The comments and views are appended below:



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1. Sri Somnath Das( 6/1):-He mentioned that to have a good environment, there must be different function on occassion like New-year, Festival and Holi etc.
2. Smt. Amita Roy ( 12 ):-She greeted BOD and requested to put more efforts on cleaning regularly to avoid hazards on mosquito, infectious diseases. She also urged to have parking space for guest.
3. Sri Biswajit Banerjee (12/9):-He expressed satisfaction that we survived even after pandemic situation. Online meeting could be done and shared experience in Panchyat where expenses on work displayed in notice board. Other fees proposed may be accepted but wanted to know how long this development fees will continue. Lift may be installed.
4. Sri Sibendu Dey ( 3/4 ):-He greeted all and mentioned about the silver jubilee year of Durga Puja. Suggested legal action against recalcitrant non member on parking issue. Suggested Painting of building on labour contract basis. Water meter may be installed as proposed. He also accorded opinion on lift proposal and renovation of office toilet.
5. Sri M. Hassan ( 5/16 ):-The water supply was very bad and for that he suggested the cleaning more frequently. Mentioned also reasons for water becoming dirty for use.
6. Sri Dinebandhu Nandy ( 12/1):- Faulty sewerage system suggested to be rectified. Earthing resistance in Building no. 12 should be done to avoid defect on using Gadgets. Lift installation may be problematic needs extra care for implementation. Drying of cloth besides his flat and horn of vehicle also disturbing. Tree plantation may cause harm in building.
7. Md. Mustakin ( 1/16):-Earthing not done in Bldg No. 12 as he remembered. Lift is not necessary for him but may be explored. Reported that no air pipe is in overhead tanks as reported by member of Flat no.5/16. Non members issue is long pending issue to whom legal action for car parking is not desirable. As a matter of pilot project to avoid water crisis, he suggested to move for water meter. Painting of building is overdue which was done long back in 2009.Boundary wall painting may be deferred in next year. Suggested separate water pump for each building with automatic sensor facility, access to CCTV camera to all members Also reported that CCTV camera placement is faulty, wiring done wrongly. He also suggested sub committee for defaulter members. He wanted to know about the change for collection of development fee once in a year instead of two . He suggested maintenance as Rs8000/per year. All other charges on higher as per his opinion.
8. Sri Shankha Ghosh (5/15):-Although he is not conversant with other matters, he pointed out that roof on his flat damaged earlier, attended by Smt. Shukla Choudhary got defective again. After that he did not get response from BOD members. Present Secretary along with two others (does not know whether they are engineers) visited and repair done. Cultural atmosphere is under BOD and he lodged protest and felt hike of any changes is dangerous.
9. Smt. Raj Lakshmi Roy ( 1/9):-Maintenance should be in two instalments. Development charge should not be taken every year. She does not pay for Development to society and will not pay also.





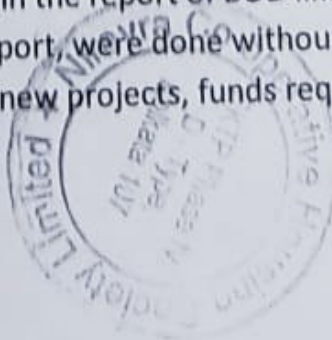
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10. Dr. R. N. Das ( 10/10):-Water supply provision for future requirements, second reservoir, new pump are necessary of the day. Community Hall may be bigger where occasions of member can be taken place in addition to have emergency shelter. Painting of building, repair of inner road of campus are required. Open drain cleaning to be done frequently. Lift is essential. Electric meter may be shifted outside of the buildings.
11. Smt. Shovona Banerjee ( 13/8):-She appreciated the works and behaviour of present BOD with special reference to the pending issue of her flat remained unsolved for long 10 years.
12. Sri Buddhadev Ganguly:-He raised question why the AGM for last year could not be held and requested to answer immediately to proceed further. Although the matter was placed in report of BOD, Chairman replied the reason without hesitation. Suggestion placed for Building structural audit and expressed that he could not understand the expenses made out of Development charge and expected to collect it on the basis of the specific works. AGM should be on virtually and not conducting AGM is lapse . He also opined that Puja Committee must be a separate entity and should be registered. Relative to member should make agreement for staying and no vehicle should be allowed. Proposed maintenance fee is alright only and mentioned less number of member's presence to decide.He reacted positively for water meter and lift installation.
13. Shri Samir Ghosh ( 9/13):-He asked whether website of Niravra cooperative is functional or not. Mentioning hike up to Rs8000/- as Maintenance is alright.
14. Sri Aparup Roy ( 2/11):-Garbage cleaning staff and other staff salary must be increased as they have been performing well even during Covid times. Expressing that the cultural environment etc in society is up to the mark, he expressed satisfaction on Smt. Shukla Choudhary for potable water in the past.
15. Smt. Shukla Choudhary (3/3):-Programme for children etc must be organised. Contact with minister is required and exploring scope for fund from outside. High drain cleaning must be done. Lift is an acceptable proposal and base of buildings must be permanently cemented. BOD members must not show power. No collection of Development fee and no hike on other charges proposed. Construction on Society boundary wall should not be allowed. BOD member cooption and new member entrance must be verified.

The house expressed their views on representative basis. Chairman then requested Secretary to place his reply on valid points.

Secretary replied to the queries raised by members point wise.

- i. Special kind of works mentioned as performed in the report of BOD like Common Road, CCTV and New letter Box during this period under report, were done without any fees from members. He explained that for any service or new projects, funds requirements are always be there.



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ii) Secretary confirmed that there is no case of " Dadagiri/ Didigiri" in our society. It is only in the form of attending urgent incidents like fire in a flat or service to sick/unconscious members or any residents.

iii) Wages for working members of staff of Society already have been raised twice and we are always to support them as necessary.

iv) Cleaning of drains and garbage left over in society campus are done on regular basis.

v) Sanitization, spraying of insecticides etc are done frequently.

vi) Backside of building are attended periodically to keep the area clean.

vii) Pump repair and new pump are extremely need of the hour and painting has to be done on priority basis. Cultural and sports activities avoided in pandemic situation.

Chairman supplemented the salient points and justified the proposal of annual changes in fees structure. Environment and Cultural position of society is also responsibility part of the members/residents who should come forward to extend hands for any programme. He also reported the meeting of all Abasan with counsellor of ward no.108.

After through discussion , it is resolved to have a subcommittee with 3/4 members initially to proceed for different issues on Lift project.

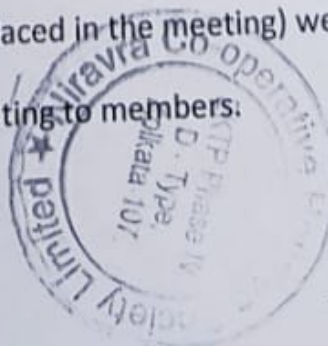
Chairman finally summed up Annual charges and justified the proposal. On perusal of what has been stated in the report of BOD and subsequent views of honourable members. it is resolved as approved/ passed in this house, the following fees for 2022-2023.

	<u>Existing</u>	<u>Present</u>
a. Maintenance fee	Rs7000/-	Rs8000/- p.a
b. Parking(4 wheeler)	Rs1600/-	Rs1900/- p.a
c. Parking(2 wheeler)	Rs800/-	Rs1000/- p.a
d. KMC Water charge	Rs1200/-	Rs1400/- p.a
e. Building Painting	-----	Rs3500/- one time

Development fee remained unchanged as Rs3000/- p.a

The receipt and Payments, Income and Expenditure A/c and balance sheet (Audited & Provisional financial statements as placed in the meeting) were unanimously passed.

Meeting ended with thanks and greeting to members.



*Handwritten signature and date: 11/05/2022*