

MEGHVARSHA CO-OPERATIVE HOUSING SOCIETY LTD.

Survey No 119/2/3, Mumbai-Bangalore Highway, Behind SHELL Petrol Pump, Warje, PUNE 411058

Registration no: PNA/PNA/(4)/HSG/(TC)/11796/dated 31-03-2012.

Minutes of the Annual General Meeting

Date : - 14th June 2015
Time : - 4.00 pm
Venue : - Meghvarsha Society Club House

1. To finalize minutes of last general body meeting

Minutes of the last SGM which was held on 13th Dec 2014 were read by Mrs. Supriya Jagdhane and confirmed by all members

Proposed by – Mr. Sameer Sunkle C1-501
Seconded by – Mr. Manish Deshpande C1-503

2. Major Work done by committee in the last year.

Mr. Santosh Joshi explained the list of major works done by committee in the last year. He also explained planned major works in 2015-16

Proposed by – Mr. Ashish Deoshtali C2-902
Seconded by – Mr. Bindumadhav Sathe A-101

3. To approve the share transfer cases during the audit period.

Mr. Rahul Mandhare mentioned two share transfer cases during the audit period. All the members confirmed the same.

Proposed by – Mr. Amit Kulkarni C2-303
Seconded by – Mr. Manish Deshpande C1-503

4. To Approve the statement of accounts and Audit report for the financial year 2014-15

Mr. Nikhil Aphale read the Statement of Accounts and after a healthy discussion and clarification of some members' doubt the statement of accounts for the financial year 2014-15 was confirmed.

Proposed By – Mr. Shivkumar Kodgire B-604
Seconded By – Mr. Sameer Sunkle C1-501

5. To appoint statutory Auditor for the year 2015-16.

Managing committee proposed that the services provided by M/s Society Plus housing society solutions services during the last financial year were satisfactory and hence it was decided to continue their services as statutory auditor for the year 2015-16.

Proposed by – Mr. Vinay Kelkar B-802

Seconded by – Mr. Vilasrao Deshmukh C1-603

6. To Approve general and development budget for the financial year 2015-16

Mr. Nikhil Aphale explained the general and development budget for the financial year 2015-16. It was proposed that MMC for owners and tenants continues as Rs. 800/- and Rs. 1100/- respectively per month. Discount of one month's MMC will be given if full year MMC is paid by 10th July 2015.

No change in S&RM amount.

After a healthy discussion on the budget following has been agreed

➤ **Society approach road –**

- Committee has done rigorous follow up with PMC and local political parties for construction of approach road. However there is not much progress due to unavailability of funds with them. Considering the safety aspect it was decided that road will be constructed from available S&RM fund with society.

➤ **CCTV cameras –**

- Total cost of CCTV system is approx Rs. 4.25 Lakhs. It was decided that installation will be done in two phases.
 - Phase 1 in FY 2015-16 – Budget of Rs. 2.25Lakhs has been sanctioned for 4 cameras and required monitoring system.
 - Phase2 in FY 2016-17 - Add more cameras to cover more area in the society such as all lift's corridor and staircase of each building.
- Committee will seek expert's advice from society members for selecting the vendor.

➤ **Pressure distribution system for regulating water supply –**

- Mr. Rutuparna Pednekar explained water distribution problem for A & B building and proposed pressure boosting system as solution. It was decided to explore more economical and effective solution. If not then pressure boosting system will be installed. Cost for the same is Rs. 1.3Lakhs. Same will be funded from TDS refund of Rs. 1.72Lakhs for FY 12-13.

Proposed by - Mr. Shailesh Gokhale A-104

Seconded by - Mr. Dinesh Barde D-302

7. Status update from Legal committee on legal case against builder -

Mr. Vilasrao Deshmukh presented status about legal case filed against builder in Consumer court. It may take 4-5 months to get any decision from court. It was then decided that major leakage work can't be started before December 2015.

8. Other points discussed with permission of chairman

- Committee proposed to adjust major leakage contribution towards FY15-16 SRM and adjust balance amount against MMC. Simple interest @4% will be paid to all the members who have paid Rs. 7000/- or Rs. 14000/- for leakage work in Jan-Feb 2015.
- Society needs to adopt 2014 bye laws. There is no change in way of working. Managing committee needs to be expanded from total 9 to 13.
 - 8 open
 - 2 ladies
 - 3 reserved categoryNotice for the same will be put up on society notice board.
- No housekeeping services will be provided to the members who fail to pay MMC for 2 consecutive months. Same applies for defaulters in S&RM payment.
 - i. If cheque return charges of Rs.250/- are not paid, it will be treated as MMC defaulter.
- Those who let out the flats, need to submit the police verification certificate in society before tenant moves in. Similarly parking stickers need to be collected upfront. Failing to which tenant's vehicles will not be allowed in the society and no housekeeping services will be provided.
- Members doing interior work need to take prior permission from society.
- Kids should not play games like cricket, football etc within society premises if it is causing nuisance to society members.
- **Vehicles Parking usage rules -**

After a good discussion, following rules were made

 - ✓ Vehicle stickers will be made compulsory to all the residents' vehicles.
 - ✓ Designated NO PARKING zones.
 - ✓ If any vehicle other than visitors' is found in the visitors' parking or in the NO PARKING zone, intimation will be given to the vehicle owner.
 - ✓ If non-compliance, Rs. 500/day penalty will be charged to the offender.
 - ✓ Failing to pay the penalty will result in termination of housekeeping services for the offenders.
 - ✓ Members can take the vacant parking slots on rent to park their vehicles. Society will charge Rs.200/- per month.

Proposed by - Mr. Shrihari Chipalkatii C1-202

Seconded by - Mr. Manish Deshpande C1-503

Mr.Rutuparna Pednekar
Chairman

Mr. Krushna Barhate
Secretary