

# **Minutes of the 33<sup>rd</sup> AGM of Veena Beena CHS Ltd.**

## **Held on 30<sup>th</sup> September 2018**

Paying homage to the departed souls of the society members.

The Mg. Committee members paid tributes to the society members who during the year, have left to the heavenly abode and praying for peace for their souls.

The 33<sup>rd</sup> Annual General Body meeting thereafter was held on Sunday 30<sup>th</sup> September 2018 at the Prabhodhankar Thackeray Municipal School Hall, Sewree , Mumbai 400 015. Though the Meeting time was at 6.15 PM, due to lack of quorum, the Meeting was adjourned till 6.45 PM and the adjourned meeting was held at the same venue which begun at 6.45 PM. Altogether 92 members were present in the Meeting.

Thereafter the agenda was taken for transaction and to transact the following Agenda.

The secretary welcomed the Members for the meeting and requested the members to observe two minutes silence to pay homage to the society members who have died during the year.

The secretary enquired with the members whether the Annual Report though circulated 15 days in advance is read or not and hoped that the members must have gone through the same and took the approval of the members to proceed with the Agenda.

**Agenda : To read and confirm the report of the Managing Committee and the Minutes for the year ended 31<sup>st</sup> March 2018.**

As suggested by the Members present, the secretary explained the certain items of the Report and gave the explanations for the questions raised by the Members particularly on Conveyance matter.

Mr Anand Jain – Repair Committee Member ( E - 706 ) expressed his displeasure saying that in the report nothing is mentioned about the Major repair work being carried out in the society since last 3 years. The Managing Committee regretted for this lapse and assured that they will ensure that such lapse will not recur in the future. With this agenda No 1 was taken for approval.

Resolution : “RESOLVED THAT the Managing Committee Report and the Minutes for the year ended 31<sup>st</sup> March 2018 is hereby approved & passed by all the members present.

Proposed by: Mr. S A Shetty (H -106) : Seconded By Mr. Gunjal I-301

Resolution Passed Unanimously:

**Agenda No. 2: To confirm the Minutes of the Annual General Body Meeting held on 30th September 2017.**

**Agenda No 3: To confirm the Minutes of the Special General Body Meeting held on 19<sup>th</sup> November 2017.**

**Agenda : To confirm the Minutes of the Special General Body Meeting held on 11<sup>th</sup> February 2018.**

Mr. Alfred D'souza ( F 204 ) suggested that since the report was sent 15 days well in advance and though all members must have read the report, there is no question/clarifications require, therefore it should be accepted as approved & passed. The House agreed for his suggestion and accordingly approved the Item of the Agenda 2,3 and 4 without any modifications.

Resolution / Agenda of Item No. 2, 3 and 4: "RESOLVED THAT agenda no 2, 3 and 4 is approved and passed, unanimously.

Proposed by: Mr. Alfred D'souza ( F 204 ) : Seconded By Mr. S A Shetty (H- 106 )

**Agenda No. 5: Adoption of the audited accounts for the year 2017-18: the Secretary explained that there is deficit of Rs 6,43,713/- during the FY 2017-18 , this is mainly due to GST/other Govt taxes, increase in salary of Security, Gardener as well other additional work undertaken during the year.**

Mr. Bashir Wadiwale (E-Wing) told the house that when we are in deficit why we are keeping Breakfast on 15<sup>th</sup> August and 26<sup>th</sup> January, instead continue the old practise of sending sweets to each and every flat/shops thus we can cut the expenditure .

The committee answered that the purpose of keeping breakfast on these two occasion to is attract more members to join Flag Hosting function, the Mg. Committee promised the house that they will discuss this in the Managing committee Meeting and take the necessary corrective decision.

Mr. Siddique Sarguru (G 502) also raised similar points on the same issue after completing items 1 to 4 after discussion.

Resolution : "RESOLVED THAT the audited accounts for the year 2017 -18 is hereby approved adopted and passed unanimously.

Proposed By : Mr. Shetty

Seconded By: Mr. Gunjal

Resolution passed by unanimously

**Agenda No. 6 : Approval of Audit Rectification Report of statutory and Internal auditors for the period of FY 2017-18 .**

Though members present did not raise any objection it.

Mr. Anand Jain of ( E - 706) suggested that the MC must follow all the rules and regulations of the Co-operative societies to avoid auditors remarks and ensure that there are be less violations of rules. The Managing Committee agreed on this suggestion and promised to adhere to the rules, as far as possible.

With this Item of the agenda no 6 was approved & passed by majority.

Resolution : "RESOLVED THAT Approval of Audit Rectification Report of statutory and Internal auditors for the period of FY 2017-18 is approved with and passed and the proposed suggestion of Mr Anand Jain to be adopted.

Proposed By: Mr. Anand Jain (E-706)

Seconded By: Mr. Agnel Pereira

Resolution passed by unanimously

**Agenda No 7. Appointment of statutory and internal auditors for the year 2018-19 and approving of their remuneration.**

The house unanimously authorised the Managing Committee to do the needful in their appointment as per by-laws.

With this Item of the agenda no 7 is approved and passed unanimously.

Resolution : “RESOLVED THAT the managing committee is authorised to appoint statutory and internal auditors for the year 2018-19 and their remuneration.

Proposed By: Mr. Alfred D’souza

Seconded By: Mr. Deepak Shede

Approved unanimously

**Agenda No. 8 : To accord post facto approval for office refurbishing as approved by the Managing Committee .**

Mr. Bashir Wadiwale informed the house that the office was in good condition and there was no need of repairs, still the committee and refurbished it.

The Managing committee replied that the office was in bad condition and the committee room was small for members, secondly there are 19 Managing Committee Members now and to accommodate all of them, the repair and refurbishing was necessary as such the structure repair work had been done and the office cabin within inside was eaten by white ants and it had to be refurbished urgently.

The House approved the cost for the refurbishing and its decision was approved by majority

Resolution : “RESOLVED THAT the amount spent for office refurbishing is hereby approved and passed

Proposed By: Mr. Shetty

Seconded By: Mr. Alfred D’souza

Approved unanimously

The House approved and ratified all the transfers unanimously.

Resolution : RESOLVED THAT THE transfer of flats/shops/garages as approved by the Managing Committee during the period 2017-18 is hereby approved by the House unanimously .

Proposed By : Mr. Gunjal

Seconded By: Mr. Parmar

Approved unanimously.

**Agenda No. 10: To decide and approve Electrical audit and its expenses for all the Buildings of the society as per the audit requirements as well BMC Bldg. Dept. /Mumbai Fire Brigade.**

The secretary explained the details on this as per the MMC & Fire Brigade requirements he insisted that we should do at the earliest. Mr. Alfred D'souza ( F 204) and Mr. Tanna spoke about this and finally prevailed upon the House and requested the Mg. Committee to approach the BEST approved contractors and get the costing and take decision.

The secretary informed the House that 3 quotations have already been received and the quotation of Pragati Electrical is approved by the Mg. Committee. Who is PWD & BEST approved Contractor and the charges to be recovered from each member is Rs.1000/- to be recovered through the bimonthly bill

Resolution: Resolved that , the Managing Committee should approach the BEST approved contractor for the above audit and get the costing and take decision on the subject matter and the cost be recovered from members as per contractors lowest estimate.

Proposed by : Mr. Alfred D'souza                      Seconded By : Mr. Nitish Tanna

Approved unanimously.

**Agenda No.11 : To approve and pass a resolution to confirm the penalty as decided by the Mg Committee on account of misuse of open space as per the Bye-law No 170 (a).**

The Secretary explained that the open space behind Malhar Hotel and Kailash Sweet Mart is being misused by both due to which there are many complaints from C and D wing . Secondly the drainage gets chocked regularly due to which the drainage overflows takes place every now and then . A number of members discussed this matter and decided to appoint one man committee to decide the penalty and appointed Mr. Bhatti Satwant Singh and requested him to discuss with both the shop owners and decide the penalty amount.

The Secretary informed that as per Bye Law No. 170 (a) a sum of Rs. 5000/- fine can be levied.

The secretary further informed the house that due to the persuasion by our Chairman Mr Pradeep Shede – Owner Malhar Hotel, constructed separate drainage chamber, due to which the overflowing of gutter is stopped as of now, the same way Shri Gupta Chandrabhan Harilal --- Kailash Sweets also constructed the separate drainage chamber. The secretary requested the house to give a big applause to both these members for the great work which was pending for many years. The house in one voice Thanked both these members and also the chairman Shri Anil Koli for persuading both these members and the house also thanked for his efforts in solving this problem. Mr. Parmar informed the house the open space behind both the shops, the society should utilize in the best possible manner as presently being misused by proper planning for parking or in any other manner.

Resolution: Resolved that one man committee Mr Bhatti Satwant Singh was authorised to approach both the shop owners and discuss and decide the amount of penalty for misusing the open space behind the shops.

Proposed : Mr. Tanna    Seconded By : Mr. Parmar

**Agenda No 12: To approve and confirm the proposed action against fraud committed by the old Managing Committee during 2009-10. As per the present Managing committee resolution as approved in the meeting held on 29.8.2018 and the AGM approved the same unanimously.**

The secretary gave the brief back ground of the matter and informed the house that at last AGM, this matter was discussed but the members suggested that as the election was planned the new managing committee must take the decision.

Mr. Manilal Gala informed the house that the criminal case is pending in Bhoiwada Court, the Registrar office has given the judgement saying that as the court case is pending they will give their judgement after criminal court judgement.

Mr. Anand Jain and Mr. Tanna informed the house that in last 5 years this house has given the authority to the Managing Committee to fight the case by appointing the best advocate and get the judgement and also authorised the committee to spend the money from society. Both have expressed, their un-happiness about the lack lustre action of the committee. They also said that the appeal is mandatory irrespective of which committee is in power. If action is not taken in this the future committee will also not hesitate to misuse their power and commit bigger fraud .

Resolution : The House unanimously authorised the Managing Committee to go for the appeal with the concerned authority by appointing the Best advocate and spend the necessary money from the society's fund . Also suggested that this is the final decision of this house and this matter should not come once again for approval. In case this committee delays the matter they will be fully responsible.

Proposed By Mr. Anand Jain

Seconded By Mr. Tanna

Passed unanimously.

**Agenda No 13: Any other matter :**

Mr. Alfred D'souza F-204 raised the question that the society has charged F wing members for replacing the electrical wiring after the fire in the Electrical room , he said it is completely wrong to charge members instead the society must borne this expenditure . A number of members spoke in favour of F wing members.

Mr. Anand Jain questioned the secretary that “ If there is breakdown of Lift in any wing who will bear the repair cost?, the secretary said the Society. Mr. Jain said then accordingly this expenditure also must be treated in the same parameter.

In order to sort out the problem, the committee suggested to have the discussion separately and decide and requested Mr. Alfred D'souza ( F 204) and Dr. Vora ( F 505/506) to represent the F wing.

Resolution: Resolved that, the wiring charges of the F wing should be discussed freshly with the Managing committee members and F wing representatives with Mr. Alfred D'souza and Dr. Vora ( F- 505/506) and decide accordingly.

Mr. Yusuf Sarguru raised issue of Gym management and the charges collected from members and live-n-licencee.

The Secretary replied they are same therefore he suggested that it should be more and on his advice the Mg. Committee will decide the charges accordingly for live-n-licencee.

I wing Members raised the question of Cats Nuisance in their wing and the house requested the Managing Committee to call concerned flat owners and discuss the same and sort out if necessary involve the BMC

To summarise the meeting The Chairman Mr. Anil B. Koli touched each and every item and emphasised the necessity of each and every member's participation.

More particularly he requested the members that:

1. REPAIR: As per BMC rule our building is in C category (To be demolished) All members are requested to get their flat repaired immediately (part of major repair ) without which we will not get the stability certificate from the PMC and clearance from BMC.
2. OUTSTANDING DUES: He also requested members to pay their dues on time without which it is very difficult to run the society.
3. CLEANLINESS: Chairman expressed his displeasure saying that in spite of sweeping the compound regularly we can see the garbage in the compound which members throw from their flats. Secondly, pieces of bread chapatti and other eatables lying in the compound which the people drop for birds. Members are requested avoid this, failing which some punitive action will have to be taken by way of fines.
4. MEMBERS COMPLAINT: The members are requested give the complaint in writing which will help to deal and take necessary actions. For each and every work there is a Team of committee members , their names and mobile numbers are displayed on the society Notice Board Members are requested to lodge the complaint in writing.
5. OFFICE TIMING: Though the office timing is 10 am to 5.30 pm , the visiting hours is up to 4 pm for any type of work. This decision has been taken so that the office staff can complete their day to day work on the same day. If there is an emergency the members can visit the office or inform the committee members.
6. PARKING: He also requested the members to co-operate with the MC as well Parking Team and follow the rules to avoid penalty.

**The meeting ended with thanks to the chairman and the National Anthem was sung.**

**Shri Anil B. Koli**  
**Chairman**

**Shri J. S. Lewis**  
**Hon. Secretary**