

Minutes of the 5th Annual General Body Meeting (5th AGM) of Alaktika Housing Complex, New Town held, on 15th of February 2015 at Community Hall A at 10.30 A.M. following adjournment of the meeting convened on 08/02/2015, due to lack of quorum, vide clause 10 of W.B. Apartment Ownership Bye-Laws, 1974.

No. of members signing the attendance register on 08/02/2015: 103 (number required for quorum is 130)

No. of members signing the register on 15/02/2015: 55 (quorum not necessary)

The 5th AGM started with the President, Mr. Sujit Goho, welcoming all the members to the meeting with the following statement:

The apartment owners' association of Alaktika Housing Complex is now a full house, with 390 members. After another eventful year, the time has arrived for all the members of the Association to sit together to chart the future course of action. It is the time for the 5th Annual General Body Meeting of Alaktika Housing Complex, New Town.

'Alaktika Housing Complex, New Town' is registered under The West Bengal Apartment Ownership Act, 1972. The functioning of the Association is guided by the W.B. Apartment Ownership Bye-Laws, 1974, and the bye-laws adopted in the first A.G.M. of the Association.

The main objective of the Association is to maintain and develop the common areas and the common assets of this housing complex efficiently and in most economic manner possible. The Association will have to ensure that all the apartment owners are able co-exist in the most cordial manner.

During this year the Association had to face a terrible crisis, when there was very inadequate supply of water from PHE on several occasions, and our own sources had almost dried up. However, with proper resource utilization and man management we tried to insulate the residents from this crisis.

In the year 2014-'15, the Association had focused on more maintenance/repair-work, as well as keeping the surroundings of the housing complex clean, and is actively participating in the 'Swachh Bharat Abhijaan.' We have been able to complete some new civil installations inside the complex, regarding which decision had been taken a few years back. Meanwhile, we have continued to monitor and develop the usual routine works of housekeeping, pest control, security service, fire prevention, generator maintenance, electrical repairs, plumbing and gardening, etc. We have also installed some innovative technology to save electricity and avoid wastage of water.

Like previous years, The Association had been in touch with various government agencies (HIDCO, NKDA, New Town P.S., etc.), the most beneficial of these had been repair of street no.674, even though the general elections had been notified. We have attended all the meetings that had been convened by HIDCO-NKDA, New Town P.S., to highlight all the problems that are faced by the residents.

Creation of the "Development Fund", according to the resolution adopted in the 4th AGM, had been prophetic. We have been able to complete several installations, by

spending from this fund. As a result of this we have been able to spare the flat owners from bearing the burden of extra Common Area Maintenance Charges & Corpus Fund. We are also trying to complete some more repair/maintenance work, with the extra fund that we have been able to generate this year, so that the financial burden is not passed on to the flat owners in the year 2015-'16. This will help to moderate the increment in Common Area Maintenance Charges.

The 'mutation' of flats had commenced at the time of 4th AGM of the Association, and hopefully most of the flat owners have completed this procedure within this past year. It would not be out of place to inform all flat owners that the West Bengal Valuation Board (WBVB) is working against a deadline for completing the valuation of all the properties within New Town. As intimated verbally by the members of the said board, the property tax structure would be in place by May 2015. The Association is co-operating with the WBVB, so that the tax assessment is done with minimum hassle to the flat-owners.

Though we have tried hard, we have could not succeed in the following matters, complete co-operation from all flat owners are needed in these issues. These are:

1. Clearing of all common areas of personal effects. (Please note that this had been an area of failure in the past too.)
2. Tendency of some flat owners in letting out their flats without following proper procedure/rules. Their reckless attitude in letting out the flats are putting at risk the safety and security of the other residents of the housing complex.
3. Arbitrary and visually un-becoming installation of A.C. machines.

Another disturbing trend is emerging. Some specific flat owners are deliberately not paying their common area maintenance charges and corpus fund contribution. This problem needs to be addressed by the house.

I hope that the AGM will provide a solution to these problems, which will be binding upon all the members/residents.

I am extremely thankful to the Board Managers as they have been co-operative in implementing the decision adopted in the monthly board meetings.

On behalf of the Board of Managers, I thanks all the apartment owners for their continuous help, suggestions, constructive criticism and support in running the affairs of the Association. Some of the suggestions have been extremely enlightening, and I am extremely grateful for it.

I wish all the members of the next Board the very best.

Thereafter, The President, according to the first item on the listed agenda, requested Mr. Samir Kumar Nath, The Secretary to table The Secretary's Report, for the year 2014-15, for the members to consider, accept/reject the proposals.

The Secretary addressed the members as follows:
Dear Members,

At the very beginning I would like to express my heartfelt thanks and good wishes to all Board Managers and members of The Association for their support in our functioning. Without this co-operation our endeavour would have gone to waste.

Utilizing all the available resources, the Board of Managers in the year 2014-'15 have been able to keep up the momentum of developmental and maintenance work at our beloved Alaktika.

We have been able to complete the following work in the year 2014-'15:

- Interiors of all the lifts have been painted.
- The lifts have been fitted with timer devices, so that lamps and fans inside the lifts will be automatically switched off when remaining idle for 15 seconds, in an effort reduce wastage of electricity.
- The work order for painting the lift doors on the exterior has been issued.
- The garden walls, inside the complex, on the road side have been repaired and height of walls has also been raised by one brick height – to prevent soil erosion and clogging of drains. This year there was no incidence of blocked drains.
- Innumerable concrete slabs have been repaired.
- Many drain covers have been repaired.
- The space on the northern side of 3A building has been cleaned and concrete work done to allow proper drainage of water and prevent contamination of the water of the LIG underground water reservoir.
- HIG submersible pump has been repaired and the well has been cleaned with caustic.
- The leaking roof of Community Hall B has been repaired with removal of roof-top garden and layering of water-proofing materials has been done. New concrete has been applied, to make a proper slope so that rain water is drained off through the existing drains. All the valuable plants from the rooftop have been relocated.
- Kitchens spaces over the community halls created with erection of shades, and proper water supply has been ensured. Huge infrastructural change had to be done to overcome the shortcomings of Community Hall B.
- Heavy duty A.C. machine have been installed in both the community halls, along with the necessary renovation work required subsequent to installation of A.C. Application has been done for the enhancement of the load of the electricity meters supplying these halls.
- All income-tax back-logs have been cleared.
- Advance tax, according to I.T. rules are being paid regularly.
- The iron tubes forming the frames of canopied parking spaces have been repaired, painted and appropriate numbering done.
- All the street-lamp poles have been painted and numbering done appropriately.
- The problem of tilting canopy of the parking space adjoining 1E building has been addressed appropriately, as suggested by civil engineer.
- New taps have been put in place atop of every building – to aid in washing of the building lobbies and staircases.
- The Fire Licence has been renewed for the first time, since hand over by BPHDCL.

- Fire hose boxes have been put in two additional floors of each HIG tower, with each box housing two fire hoses.
- The exterior of the boundary walls have been repaired and painted.
- The garbage and bushes on the exterior of Alaktika has been cleared and decorative trees/plants have been planted in this boulevard. These saplings have mostly been germinated inside Alaktika and some have been provided by NKDA.
- 2 first-aid boxes, with some basic medicines have been made available for utilization of the residents and staff, keeping in mind that the nearest medicine shops are more than 2 km away.
- Arrangement of a second wheel chair has been done, with the help of Dr. Samrat Basu.
- A protective fencing has been built around M.I.G. D.G. set, as per the recommendation of the NKDA fire audit committee.
- Four new store rooms have been created – 3 for facility management personnel and one for the gardeners. This allows all the garbage bins and other equipment to be kept hidden from the public eye.
- Two convex mirrors and a speed breaker have been installed at strategic locations to prevent accidents inside the housing complex.
- Additional garbage bins have been deployed at convenient locations for use by the residents.
- Many new trees and plants have been planted inside and outside the housing complex to enhance the beauty of the area. Two new patches of rose garden has been created. A new lawn mower has been purchased to maintain the lawns, after the old ones have broken down. Regular trimming of plants and trees have been done to keep the gardens in proper shape.
- We were able to persuade the HIDCO authorities to repair Road No.674, in spite of Lok Sabha election notification.
- A serious crisis had to be faced by the Association Management when there was inadequate water supply for over a period of one month. This crisis was prevented from escalating and affecting the residents by co-ordinating with the electricians, plumber, facility management staff and the gardeners. During this period the periodic washing of lobbies and stair-cases had to be put on hold to tide over the crisis.
- The NKDA and the Police have been regularly updated about the security situation in Alaktika. The list of rented-out flats without any documents regarding the tenants have been submitted to the New Town Police, keeping in mind the safety of the families residing inside Alaktika.
- The New Town Traffic Inspector had contacted several times to allow traffic coming to Alaktika from the service road at City Centre II junction.
- After making the 'Mutation' process easy, the Association has also done its best to make the 'Valuation' process of the individual flats smooth.
- The work order for erection of a new LED Alaktika Sign Board has been issued. The older one will be kept in place as it is visible during the day time. However, the electric supply to this board will be disconnected.
- Sensors have been installed in 2 overhead tanks for preventing water overflow. This equipment is under evaluation, and if the technology is useful such sensors can be installed in other overhead tanks also.

- The work order for repair of the MIG underground reservoir has been issued. Hopefully, this work will be completed by the time of AGM. We will be able to do this work without any disturbance to the water supply as a connection between MIG and HIG centrifugal pumps have been made, before repair of the road had been done in February 2014. We hope that this work would solve the problem of worms in our water supply.
- The leaking underground pipe-line, supplying water to the 3D building has been repaired.
- The AMC for the Diesel Generators have been done for the next two years,

All these have been done apart from the established routine work.

As per the resolution of the 4th A.G.M. we have initiated the process of external repair of the 1B & 1E towers as per the recommendations of a consulting civil engineer. He has prepared the tender document after going through the building plans. He has been contracted to oversee the whole repair work. Hopefully, the tender bids will be submitted by the time of the 5th AGM.

We are also in the process of issuing work orders for the painting of all the lobbies & staircases of all the towers. We intend to complete the work as soon as possible.

We are also negotiating with M/s Tata Teleservices or revalidating the contract for the intercom system. This will of course be done after the said agency will commit a better service than the existing one.

The creation of the Development Fund, as per the resolution of the 4th AGM was very useful. Funds collected from this source allowed us to build a lot of new infrastructures without putting the financial burden on the flat owners. It may be mentioned that funds from the common area maintenance charges/ corpus fund were not used to finance these works.

I would like to take this opportunity to highlight some of the problems that we could not eliminate.

Some of the residents are storing their garbage in the common areas, without caring for their neighbours. This is totally unacceptable. If any resident is unable to hand over their garbage to the housekeeping boys at the scheduled time of garbage collection due to any reason, they should deposit the same in the garbage bins that are kept in front of every tower.

Though the problem has mitigated somewhat, the problem of illegal and unauthorized parking has not been eliminated. Flat owners who do not own a parking space should realize that every they or their tenants park their cars; they are encroaching on someone else's property. The security personnel have to deal with this problem almost daily. It should be realized that there is simply not a single extra parking space inside this complex.

The quality of security service should improve. We have taken this matter up with M/s KEEMEE who are supplying the security personnel. After several brain storming sessions and after surveying the nearby housing complexes we have realized that we

are compromising on this issue on two aspects. We are paying a little more than the minimum daily wages but are opting for only two shifts daily, instead of three. At this rate and extended duty hours it is simple not possible to get good personnel for this job. If we opt for three shifts per day the expenditure under this head will more than double, which would entail a steep hike in our common area maintenance charges. A better option would be to keep the 2 daily shifts but pay a respectable remuneration so that we are able to get good quality staff and also stay on the right side of the law.

I would bring it to the notice of this house that most of the boxes housing the emergency keys to the roofs have been deliberately broken. This means that the residents are going to the roofs without any record. Acts of sabotage, suicide or any other nuisance may be committed on the roofs. The consequences of these acts will have to be faced by the Officials of the Association. I humbly ask the members present in this gathering regarding a solution to this problem.

We have tried our best to maintain the greenery inside Alaktika, by planting more saplings and seasonal plants. But some people are regularly plucking flowers in spite of repeated requests and warnings. I would request all residents not to dispose off of their discarded personal plants and trees into the gardens of Alaktika. Also some people are planting vegetables in the gardens, this is also not warranted.

Last, but not the least, the Corpus Fund collection from the Type A flats is poor, with lot of defaulters. This seems to be deliberate on the part of some of the flat owners. If adequate fund is not amassed under this head, then it will be very difficult to do any developmental/major repair/maintenance work in these towers. The poor victims would be those flat owners who are paying their contribution regularly.

New proposals for the next year are:

- For Tenants:
Minimum 1 week time will be taken, after depositing the requisite proforma with documents at the local police station, to issue the entry pass by the F.M. This time will be taken to verify the authenticity of the information as enumerated in the tenant's proforma by our security staff/ F.M. as the Police do not verify the authenticity of the tenants, unless a complaint is made against them.
- Community Hall booking charges be changed as follows:
Community Hall booking charges (per day):
Community Hall A: Rs.5000/- + Rs.1000/- for A.C.
Community Hall B: Rs.7000/- + Rs.2000/- for A.C.
- Gradual repair & painting of all the buildings in a phased wise manner, after completion of repair & painting of 1B & 1E towers. Funding of this work would be done from the respective corpus funds.
- Construction of a new staircase to the roof of Community Hall B, as the only existing staircase is very narrow & steep. The funding of this work can be done form the development fund.

Before concluding I would request all the members to update any change of address/e-mail/mobile no./phone no. so that we can stay in contact with you. Please

fill up the flat owners' datasheets with your passport sized photographs as soon as possible. Also, please inform the Association while selling off flats and introduce the new purchaser to avoid unnecessary hassles on both sides.

A large number of old money receipts are accumulating at our office over time. I would request the members to collect the same.

Thanking you, for giving me a patient hearing,
Samir Kr. Nath

In addition to the above mentioned proposals, The Secretary also put a few more proposals for the house to consider. These are as follows:

1. Covering of the area below Community Hall A for the creation of a gymnasium, indoor sports & library.
2. Covering of the area where the 'puja mandap' is erected (space between 1E building and the 1E canopied parking space).
3. Renovation of the security huts
4. Beautification of the housing complex
5. Installation of water level sensors for the overhead tanks, to prevent wastage of electricity and water.

Opinion of the house was sought regarding the above-mentioned proposals.

Regarding the proposal involving letting out of flats, The President further clarified that in the past year about 15 flats had been let out without any documentation the whereabouts of the tenants, as is required by the rules laid down by the government. As a result persons of dubious background had occupied these flats. Repeated requests had been sent to the flat owners to provide appropriate documentation regarding their tenants, with very few positive results. Finally this matter had to be reported to New Town Police Station and subsequently Bidhan Nagar Police Commissionerate in writing. There was general agreement in the house on the proposal that one week will be taken by the Facility Manager/Supervisor(FM/S) to provide gate pass, from the date of submitting the requisite documents at the FM/S's office, after depositing the same at the New Town Police Station. This period will be taken by the FM/S & Security Supervisor to verify the details of the prospective tenant(s) independently. The President also informed the house that it has come to the notice of the Board that more persons are staying the some of the rented out flats, than the number of persons actually mentioned in the tenancy form. This is also a matter of concern. Thereafter, there was general agreement on this proposal. So, it was resolved that one week will be taken by the Facility Supervisor/Security personnel to verify the information provided in the tenant's form before the tenant is allowed to occupy the said flat.

The enhancement of the community hall booking charges as proposed was agreed to by the house. It was resolved that Community Hall booking charges be changed as follows:

Community Hall A (from 8 A.M. to 8 A.M. next day): Rs.5000/- + Rs.1000/- for A.C.
Community Hall B (from 8 A.M. to 8 A.M. next day): Rs.7000/- + Rs.2000/- for A.C.

It was resolved that gradual repair of the other towers of Alaktika would be undertaken, apart from the 1B and 1E Towers – which was under process.

There were some queries from the members regarding the proposal of construction of an additional staircase from the ground floor to the roof of Community Hall B and some members including Mr. Gautam Pal. They wanted to know the justification of undertaking this work and did not want to spend money on this new construction. Mr. Arpan Pal & Mrs. Sushmita Dasgupta clarified that the existing staircase was very steep and narrow. It is quite troublesome for guests and service personnel to use this staircase during parties. Also, in the event of any disaster like fire, etc. near the single staircase the guests on the roof top would be trapped. So, it was resolved that a separate staircase, situated away from the existing one, would have to be constructed. Regarding funding, it was pointed out that the flat owners would not have to bear the burden, as the expenses would be provided from the Development Fund, which had been created last year.

The proposal for covering the open space below the Community Hall A for the creation of a gymnasium, indoor sports and library was not approved by the house as several members like Mr. Madhusudan Mukherjee, Mr. Asim Basu, Mr. Gautam Pal, Mr. Bidyut Kanti Ghosh, Mr. Rabindra Nath Rudra and others objected to it.

The other 4 proposals (proposal nos.2 to 5) were approved by general agreement.

Mrs. Rita Pal raised the issue of poor quality water supply and criticised the Board for not doing enough and wanted to know if the supplied water had been tested.

The President informed the house that, in normal circumstance the tank cleaning is done every three months, but since the end of September 2014 the tanks, both overhead and underground, had been extensively cleaned more than 4 times. Potassium permanganate solution, chlorine solution and bleaching powder are used for the cleaning purpose. The plumber engaged by the Association is cleaning all the supply pipes weekly so that stagnant water in these pipes is drained off regularly. All the air pipes that are situated at the overhead tanks have been sealed with fine nylon nets to eliminate possible contact of flying insects with the water in the tanks. In spite of all these several types of worms had been observed in the supplied water repeatedly. As all these measures had proved to be ineffective, the Public Health Engineering (PHE) Department, the government department which is responsible for supplying water in New Town, had been informed to check the quality of the supplied water. Enquiry had been done at the nearby housing complexes regarding the same problem. The same problem had been reported from Srachi Greenwood Sonata, DCL Uttara, Srachi Elements, Highland Woods and other housing complexes too. Complaint has also been registered with the PHE that the iron content of the supplied water is high and there is no smell of chlorine in the supplied water. But taking cognizance of the seriousness of this matter the Board has undertaken urgent repair work of the underground reservoirs to eliminate any possible source these worms. On completion of this repair work an external agency, which are specialized in this type of work, would be employed to clean the water system again. Quotation from three such agencies has already been obtained. One of these agencies has already collected specimens of the live worms to ascertain the agents which would be effective in killing them.

Keeping on the same subject, The President informed the house that enquiries had been made regarding testing of the water. It has been learned that National Test House does this type of work, but the test reports are available only after 4-6 months, in which case they will be quite useless. Also, the testing of water, by itself, would not solve the problem. The last time the water had been tested was about 4 years ago through Geological Survey of India, courtesy Mr. Bal Bhadra Mishra, who was employed with that organization at that time, free of charge. But as he has retired since then, the testing cannot be done through GSI this time.

Mr. Gautam Pal raised the matter of children playing football/cricket in the central lawn, and he objected to it as it was destroying plants and other installations in the vicinity. He demanded that this should be stopped. At this some of the members raised the point that there was no place for children to play inside the housing complex. It was pointed out that nobody is stopping the children from playing inside the complex, but the greenery should be maintained. The older children wishing to play football/cricket can do so in the field just outside Alaktika, that has been cleaned and cleared by the Board for this purpose.

Mrs. Sonali Kadam and some other members raised the issue of cats infesting the Alaktika premises, and causing nuisance. The President replied that while many cats have been caught and relocated elsewhere, the problem cannot be solved as some people are feeding the cats in the common areas. The cats are being attracted to the food that is kept in the open spaces. He, therefore, requested all the residents not to feed the cats in the public spaces. If anybody wishes to keep cats as pets, the pet should be confined that person's flat. The President also requested the members to make arrangements with any NGO, who will relocate the infesting cats in a humane manner.

Agenda 2: To consider and adopt the Audit Report for the financial year 2013-14:

The said audit report and been displayed in the Alaktika website since August 2014 and the hard copies had been in circulation since 8/2/2015. Mr. Krishna Gopal Nandi, Mr. Asim Kr. Basu and a few other members sought clarification on a few points. These were clarified by Mr. Arpan Pal & Mr. Pinakee Dey.

Finally, the said audit report was adopted by the house following a proposal by Mr. Pinakee Dey and confirmation by Mr. Bidyut Kanti Ghosh.

Agenda 3: To consider, approve and adopt the budget for the year 2015-16 and fix the share of 'common expenses':

The Budget estimate and the shares of the 'Common Expenses' for the year 2015-16 had been displayed in the website and also printed in the Annual Report 2014-15 for the members to study before hand. It was stated by Mr. Arpan Pal, that the proposed hike in the coming year's budget was mainly due to the anticipated increase in the expenses related to better quality security personnel.

There were protests from several members, on this issue. Mr. Krishna Gopal Nandi wanted to know why this increment was necessary. Mr. Swapan Kr. Pradhan was also expressed his displeasure at this. Some members wanted to know how the figure of Rs.24 lacs had been estimated.

The house was informed that at present we are paying a little more than the government specified minimum daily wages, which is applicable for 8 hours duty. But

actually the security personnel are doing 12 hours duty at our housing complex. Plus they should be paid PF, and ESI subscriptions. The payment that we are making is not adequate to keep us on the right side of the labour laws, and hence we are being supplied with poor quality security personnel who are illiterate, cannot jot down car/bike numbers, either very or very old. These people can hardly react with alacrity in case of any security related emergency. The President informed the house that the agency which was presently under contract to supply security personnel had been requested to provide the minimum approximate estimates for providing security personnel both for 12 hours shift and 8 hours shifts, keeping within the framework of labour laws. Keeping the number of security personnel same, they have provided an estimate of Rs.24 lacs per year and almost Rs.30 lacs per year. This was the basis of the estimate provided in the budget calculation. In addition the enhanced rate of minimum daily wages will be applicable in the next financial year as these rates are revised yearly.

Amidst much confusion and counter arguments little could be heard in the din that followed with several members speaking at the same time. Mr. Krishna Gopal Nandi wanted to know what guarantee that better quality service would be ensured even after enhancing the security related payment. Mr. Arpan Pal informed the house that no one can guarantee this but at least we can demand better service from the vendor and also stay on the right side of the law.

So, it was resolved by consensus that every effort will be made to reduce the expenditure in this head, and if money is saved, the benefit will be passed on to the flat owners in the next year's (2016-17) proportionately. A committee was constituted to look in the issue of security. The committee was constituted as follows:

1. Mr. Rabindra Nath Rudra
2. Mr. Syed Md. Zafar
3. Mr. Ratan Lal Sharma
4. Mr. Krishna Gopal Nandi
5. Mr. Bidyut Kanti Ghosh
6. Mr. Uttam Pal
7. Mr. Swapan Kr. Pradhan

It was decided that the objectives of the committee would be to:

1. To ascertain the total number of security personnel necessary for optimum security
2. To prepare the technical specifications of our security requirement and negotiate with the current contractor.
3. To frame the technical parameters in the NIT, if a fresh tender is necessary
4. To be members of the tender committee that will finally select the contractor, in case a fresh tender is done.

Thereafter, the proposed budget was approved and adopted along with the share of the common expenses.

Agenda 4: Consideration and approval of the expenses for the year 2014-15:

The expenses incurred for the works as enumerated in The Secretary's Report were approved by general agreement.

Miscellaneous:

Mr. Gautam Banerjee raised the issue of a stolen dish antenna from the roof of 2C building. The Secretary pointed out that this problem has already been mentioned in the Secretary's report. Some persons have deliberately broken the key boxes kept at the top floor of the towers and using the keys kept in them to gain access to the roof surreptitiously. This leaves a lot of scope of mischief. The President said that orders have already been placed to get the broken boxes replaced, and as decided in previous AGM, any body wishing to go the roof will have to collect the roof key from the security personnel after signing a register at gate no. 3 and return the same after use. The security personnel had already been instructed to make surprised visits to the top floor of the towers randomly during both the shifts to check against this problem. Additionally all members were requested to be vigilant regarding this matter.

The matter of one ex-tenant using the community halls, for marriage purpose, was raised in the meeting. The Secretary, Mr. Samir Kr. Nath said that The Association could do little in this matter as the halls had been booked in the names of two bona fide flat owners, and not in the name of the ex-tenant. By consensus, The Board does not rent out the community halls to anybody else other than the flat owners.

Mrs. Tithiparna Sengupta wanted to know if garbage segregation was being done for better waste disposal and whether rain water harvesting was being done at the housing complex. The President informed the house that while the rainwater harvesting unit, installed by the promoter is regularly being serviced and maintained, there was no mechanism of segregating the generated garbage according to biodegradable-non-biodegradable types. Mrs. Sengupta, being trained in these matters offered to advise the Board regarding these. The President welcomed her suggestions.

The President announced that The Board has undertaken the task of painting the lobbies of all the towers. On discussion, the house took the decision that the doors of the flats would not be painted.

Some members asked for the opinion of the house regarding clubbing of the festival contributions made by the members of the Association with the common area maintenance charges. The argument placed in favour of this proposal was that flat to flat collection before the Durga Pujas can be avoided this way. The house did not agree to the proposal.

The meeting ended with The President thanking all the members for attending the meeting.

Samir Kr. Nath
Secretary

Sujit Goho
President