

Minutes of Seventh AGM 2016-17 of Alaktika Housing Complex

New Town, Kolkata 700161


Minutes of the Sixth Annual General Body Meeting (Seventh AGM) of Alaktika Housing Complex, New Town, Kolkata 700161, was held on February 26, 2017 at Community Hall A from 10.00 am onwards; following the adjournment of the meeting convened on February 19, 2017, due to lack of quorum, vide clause 10 of W.B. Apartment Ownership By-Laws, 1974.

1. Dr. S. C. Das proposed the name of Mrs. Suchita Nandi Chatterjee to preside over the meeting. Mr. Swapan Kr. Pradhan and Mr. Vijay Kr. Singh seconded the proposal, that was accepted by the house.
2. The Secretary's Report was read before the House. The house had elaborate discussions over the various activities taken throughout the year.
3. The house appreciated the LED illumination of Common Area Lightings and they also supported our steps in curbing down the electricity consumption in future.
4. There has been proposal for Fire, Flood & Earthquake insurance from National Insurance Co. Limited for which budgetary committee has allocated a fund of Rs. 1,61,000/-. The details were presented by Mr. K.G. Nandi - the house elaborately discussed the proposal and unanimously accepted the proposal.
5. Mr. Arpan Pal proposed acceptance of the audited report and Mr. K.G. Nandi seconded the proposal, that was accepted by the house
6. Maintenance Budget for 2017-18 was placed before the house. The amount allocated under different heads of expense was explained in details. The House was also informed that this year board has taken decision to refund back Rs. 165735/- as audited surplus amount from the year 2015-16 to residents in ratio of their contribution. They were informed that from this year onward any surplus amount would be refunded back to residents in ratio of their contributions. The house gladly acclaimed the decision and advised to see the budgetary allocated fund is judiciously spent in order to get more value return in future.
7. Budgeted Corpus Fund for 2017-18 was placed before the house. The house was explained in detail the reason for enhancement of contribution with respect to previous years. The house accepted the realistic approach of fixation of corpus fund contribution and approved the budgeting of the corpus for 2017-18. There was query raised by members on whether there will be sufficient fund left in Corpus to meet exigencies after the painting and repair expenditure - it was pointed out that the audited corpus balance as per audited 2015-16 report stood at Rs. 1,10,32,361/- which would have enough buffer left even after painting and repair expenditure.
8. Development Fund Budget for 2017-18 was passed and the list of proposed developmental activities has been approved. The house has entrusted the next Board of Managers of the Association to prioritise the list of activities for initiation & completion; subject to availability of funds.
9. The members present in the AGM had elaborate discussion over ongoing painting and civil related work in our Complex.
10. They were informed that to initiate and perform this job, an expert committee was formed comprising Sri Shyamal Krishna Ray Chaudhuri - 1D - 101, Sri Arpan Pal - 1E - 601, Sri Pinakee Dey - 1B - 206, Sri Ashok Kr. Shaw - 2F - 902. The total 05 nos. of quotations received from M/s Asian Paints, M/s Berger Paints (Sales Division - IV), M/s Berger Paints (Panhati, Kolkata - 700 114), M/s Snowchem Paints, M/s Akzo Nobel India Ltd. (Dulux Pro Division) were duly deliberated and negotiated by the committee for deciding the successful vendor.
11. The quoted amount of the vendors For 7 Years Guarantee are:

a) M/s Akzo Nobel India Ltd. (Dulux Pro Division)	Rs. 59,53,636/-	L-1
b) M/s Asian Paints	Rs. 65,09,944/-	L-2
c) M/s Berger Paints (Sales Division - IV)	Rs. 74,61,102/-	L-3
d) M/s Berger Paints (Panhati, Kolkata - 700 114)	not indicated	quantity of total Amount
e) M/s Snowchem Paints	not indicated	quantity of total Amount
12. Based on this, after due negotiation, the committee recommended M/s Akzo Nobel India Ltd. (Dulux Pro Division) for necessary award of the work order for an amount of Rs. 57,25,476/-

- including painting of inside balcony area of all the flats. There was also discussion on sub-contracting of the work for execution by M/s Akzo Nobel India Ltd. – it was explained to the house that two separate contracts were given to two approved applicators of M/s Akzo Nobel India Ltd. for different buildings as per suggestion from M/s Akzo Nobel India Ltd.
13. It was informed to the house that a notice was displayed for an option of Voting for a Colour Scheme recommended by M/s Akzo Nobel which was displayed before MIG Pump house and the message was sent to all flat owners by e-mail also with picture preview for expressing their opinion within a designated period. A register and a picture preview was kept at the Security Point for this purpose. Flat owners were requested to submit their opinion by e-mail also. The final Colour Scheme was decided on the basis of majority vote.
 14. It was also informed to the house that some members raised an issue for including an additional highlighting painting to be added to select colour scheme. This opinion was also taken care and an option of 02 highlighting colours was displayed for voting by the residents. In this case also the majority vote of the flat owners was accepted.
 15. There was lot of discussion on ensuring quality of the ongoing repair and painting work – the Secretary urged all the members to keep a look on the work quality and report any issue either to the corresponding building representatives or at the complaint register kept at the security gate. He ensured that all the complaints / suggestions would be taken to M/s Akzo Nobel India Ltd. for quick redressal.
 16. It was decided by the General Body that all the Contract Papers for ongoing painting and related civil work at our housing complex is to be posted in Alaktika Website in due course of time for perusal of all the flat owners.
 17. The house was also informed that additional expenditure has been undertaken from corpus fund to erect AC discharge pipelines in required locations of each building to prevent damage from leaking water along with inspection, cleaning and repair of existing pipelines.
 18. The house discussed over the Pest Control activities done at present and expressed their little dissatisfaction in quality of the service rendered by the vendor. They suggested to explore for better service vendor for the next year.
 19. The house expressed concern over CCTV surveillance system with respect to present security aspect in our country. They expressed their view for strengthening this surveillance. They suggested to explore better quality maintenance vendor and if required, to increase the nos. of CCTV Cameras in purview of budgetary allocations.
 20. The house suggested to go for Water Tank cleaning activities at least per quarter to ensure quality drinking water supply.
 21. The house expressed dissatisfaction in security services. They suggested for better monitoring of security systems. They also suggested to explore the possibility of facilitating Walky-Talky to security personals.
 22. Mr. Samir Nath expressed his opinion that Gardening Activity has not been up to the mark this year. The house suggested to explore the possibility of finding a more competent vendor for better management and maintenance of the Garden by tendering process.
 23. The house suggested the upcoming board to correspond with HIDCO and request them to erect rail bumper before our main gate to check speeding and reckless driving by local people to avoid any accidental threat to residents driving/walking out from main gate.
 24. They also suggested to upcoming board to correspond with HIDCO to get our surrounding areas clear from unauthorised encroachment by local vendors.
 25. Some members mentioned their reservations regarding the tenant processing fee which is followed by the society at present. The matter was discussed in detail and was decided that it will continue as earlier.




Suchita Nandi Chatterjee
Chairperson