

### MINUTES OF 9thAGM (2018-2019)


Minutes of 9thAGM of Alaktika Housing Complex held on 24/02/2019 at 10.00 AM at the space in the ground floor below Community Hall 'A' following the adjournment of the meeting convened on 17<sup>th</sup> February 2018, due to lack of quorum vide clause 10 of W.B. Apartment Ownership By-Laws, 1974. Total 41 members attended the meeting.

The meeting proceeded with agenda and discussed the following points.

1. Secretary's report was placed in front of the house and the same was discussed.
2. Quality of Gardening was appreciated by the House.
3. Audit report of FY 2017-18 was placed before the house and was accepted.
4. Both Maintenance Fund and Corpus Fund Budget were placed by the secretary and the same were approved by the house.
  - a. It was clarified to the House that the calculation of the common expenses as per built-up area of the flats has been done as per revised directive from Govt. and relevant section of the West Bengal Apartment Ownership act was presented to the House.
  - b. However, concerns were raised by the some members on whether to include the area of terrace for "built-up area" calculation of flat type 'F' the terrace space. Currently it is not included for the maintenance calculation as there is no clarity and guideline on how to calculate the contribution of terrace area in "built-up area". While the house approved the budget and maintenance fee calculation in its current form, it was suggested and agreed that the information needs to be sought from the competent authority regarding this.
5. It was decided that the Development Fund will be maintained as separate account – a resolution regarding the same was taken in the last AGM. The Secretary informed that it will be taken care of in the upcoming audit.
6. House was apprised of the quotation and selection process for Road Repair – approval for an approx. cost of Rs. 16 lakhs was sought and it was approved by the House.
7. House approved going ahead with new Intercom Installation and funding of the same from Development Fund.
8. House approved going ahead with Installation of two Signage boards and funding of the same from Development Fund.
9. Tree planting along the perimeter boundary wall was discussed – the Secretary informed that it will be taken up during next monsoon season.
10. Renting out of the ground floor of Community Hall A without Kitchen was approved with a rent of Rs. 2000/- for half day and Rs. 4000/- for full day.
11. Majority of the House agreed to go with the digital board installation agreement with M/s ABBIE and it was decided that the income against this will be managed in the development fund Account.
12. There was a proposal of creating a GYM facility in the ground floor of Community Hall A – this was discussed at length. There were questions raised by members around how the membership will be arranged, how the facility will be maintained etc. Since the proposal did not address these issues clearly, the House did not approve the proposal in its current form.



Krishna Das Debnath  
President



Ashok Kumar Gupta  
Secretary