



## MINUTES OF 12<sup>th</sup> AGM (2021-2022)

12<sup>th</sup> AGM of Alaktika Housing Complex held on 05/06/2022 at 10:00 AM at the space in the ground floor below Hall 'A' of Alaktika Housing Complex. This was held following the adjournment of the meeting convened on 29<sup>th</sup> May, 2022, which was adjourned due to lack of quorum, vide clause 10 of W.B. Apartment Ownership By-Laws, 1974. Total 35 members attended the meeting. The meeting proceeded agenda wise and the following points were discussed.

- 1> The President convened the meeting and welcomed all the participating members of the Association.
- 2> 2 minutes silence was observed in memory of residents of Alaktika Housing Complex and other notable person, who departed for heavenly abode in the last year.
- 3> Annual report for the Financial Year 2021-22 of the Association was placed by Secretary in front of the house, same was discussed and then accepted by the house.
- 4> Schedule 3 of the Audit report, detailing the Development Expenses was pointed out by Mr. K G Nandi to have more clarity on Civil Work expenses. It's confusing, as community hall repairing was mentioned as Civil Works. It was decided to be taken care of at the time of preparation of next audit report.
- 5> Audit report of the financial year 2021-22 was placed before the house. The acceptance of the Audit Report was proposed by Mr. Kaushik Bagchi & seconded by Mr. Dipak Agarwal. Thus the report was accepted.
- 6> Maintenance and Corpus budget placed in the house and was accepted after proposal by Mr. Rakesh Kumar and seconding by Mr. Tapan Ghosh.
- 7> Sri Kaushik Bagchi, 2D- 801, pointed out the decision of the AGM 2019 to evaluate the maintenance charges between the E and F type flats, where F Type, enjoying greater square feet should pay more than the E Type flats. This year F type flats, by dint of their enjoying greater sq ft. area, have been approved by the House for payment of higher maintenance charges than the E Type. However, Sri Bagchi questioned the Board whether the enhanced rate of Maintenance Charges for the F Type flats will be recovered with retrospective effect i.e. from 2019. The House said the effect of higher maintenance charges for the F Type is to be made prospectively as 2 flat owners, of F Type, have already sold off their property in the interim period. The prospective charging of maintenance charges for the F Type flat was accepted by the House.
- 8> It was proposed to improve pest control and water tank cleaning quality and frequency.
- 9> Staircase junction Boxes were proposed to be checked and rectified.
- 10> Enhancement of Solar Power Generation system was discussed in the meeting. It was decided by the House to study the performance of the present installed system for 1 year, before going for any further capability enhancement.
- 11> Complaint & Suggestion register to be kept with Security hut. Any complaint received through phone calls should also be recorded by the security & monitored by the Facility Manager.
- 12> Rules & Regulations of the society for residents to be kept in the Security Hut, Facility Office and Association Office. The same will be strictly adhered to and monitored by the relevant personnel.
- 13> Mr. T.K.Ghosh proposed to increase underground reservoir capacity. Study needs to be done regarding its feasibility.
- 14> Rules & Regulations of the Society for residents to be handed over to tenants, by the Security, at the time of their initial entry.
- 15> 2 wheeler and Cycle are found scattered inside the complex. Mr. Kaushik Bagchi suggested framing rules towards parking them appropriately.
- 16> Calculation of Corpus budget has been decided by the House to be reviewed in the next budget committee meeting. Discrepancies, if any will be adjusted in the next Budget.
- 17> It was suggested that record of Board Members attending monthly board meeting and AGM be published in Annual Report.
- 18> The Meeting ended with Vote of Thanks to the Chair.

  
Swapan Kumar Biswas  
President

  
Ashok Kumar Gupta  
Secretary

