



Minutes of 06th Meeting of BOM, KV II held on 20.11.2021 at 4pm

The following were present:

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| 1. Shri. Nagendra Singh | President |
| 2. Dr. Sudha Yesentaroo | Vice President |
| 3. Dr. Mohd Azeem Khan | Secretary |
| 4. Shri. Kashi Nath Ram | Treasurer |
| 5. Dr. Gaurav Malik | Asst. Secretary |
| 6. Smt. Nimisha Sharma | Member |
| 7. Smt. Meenakshi Bhattacharya | Member |
| 8. Smt. Shipra Srivastava | Member |
| 9. Shri. Arvind Kumar Bhatia | Member |
| 10. Shri. Vivek Srivastava | Member |

Incipiently, the President, BOM welcomed the Office Bearers and Members of BOM for attending the 6th BOM meeting and briefed them the purpose of the meeting with regard to finalization of date, time and Agendas for Annual General Meeting (AGM) to be held on 3rd December 2021 or if it doesn't complete the quorum then on 05th December 2021 conveniently. The Secretary, BOM, with the permission of the Chair initiated the meeting as per Agenda items already circulated among the BOM Members and Office Bearers on 19.11.2021. The decisions taken in the meeting are stated hereunder:

Sl. No.	Agenda Items	Decision taken
(1)	1. Confirmation of previous minutes of the BOM Meeting held on 10.10.2021. 2. Confirmation of previous minutes of the AGM held on 23rd September 2018.	Minutes of the BOM Meeting held on 10.10.2021 is confirmed. Minutes of the AGM held on 23 rd September 2018 needs to be placed in ensuing AGM for its confirmation.
(2)	Action Taken Report (ATR) on the minutes of the AGM held on 23rd September 2018.	During the course of AGM held on 23 rd September 2018, various agenda items were deliberated and discussed in length on which appropriate actions were required to be taken wherever found it necessary. Accordingly, previous BOM(s) in respect of their tenures had taken necessary

		<p>included in ATR for placing it again in agenda items of AGM as scheduled.</p> <p>Several Agendas from previous management, which were successfully completed during their Tenure were mentioned, discussed and appreciated. It has also included the items of Annual Report of the F.Y 2017-'18, Audited accounts for the F.Y 2017-'18, Budget estimates for the F.Y 2018-'19 etc.</p>
(3)	<p>Approval of Audit Reports of the last three years (2018-'19, 2019-'20 & 2020-'21) by the AGM.</p>	<p>The BOM has considered and decided to place on record the Audit Reports of the last three years (2018-'19, 2019-'20 & 2020-'21) in respect of accounts of AOA, KV-II for obtaining the approval of AGM. Therefore the BOM has decided to include this as an agenda item for ensuing AGM.</p>
(4)	<p>Approval of Budget Estimate for the F.Y. 2021-'22 & 2022-'23.</p>	<p>The BOM has considered and decided to place on record the Budget Estimates for the F.Y. 2021-'22 & 2022-'23 in respect of AOA Business of KV-II given by the in-charge of various departments of AOA for obtaining the approval of AGM. Therefore the BOM has decided to include this as an agenda item for ensuing AGM.</p>
(5)	<p>Generator Sets Replacement.</p>	<p>It was deliberated and discussed in the meeting that out of four Generator Sets, only two Generator sets are under working condition and functioning by bearing entire load of Common Areas and Lifts. Hence it is decided that at least, out of two condemned Gen Sets, one should be replaced immediately in order cope up with the shortage of Gen Sets for the present so as avoid hue and cry. Therefore the BOM has decided to include this as an agenda item for ensuing AGM for its approval.</p>
(6)	<p>Strengthen the Fire Fighting System.</p>	<p>It was deliberated and discussed in the meeting that based on the written complaint of Smt. Meenakshi Bhattacharya BOM Member to DG, Fire Services, Lucknow, a team from Fire Service Department had suddenly inspected the KV-II premises when except Smt. Meenakshi Bhattacharya along with her husband Shri. Dev Ashish Bhattacharya (who were taking leading part to show the shortcomings to the team intentionally to create havoc in the society), no any other BOM</p>

		<p>Member/ Office Bearers were available at that point of time. Thereafter a letter from the Team of Fire Services was issued to AOA, KV-II in which they have suggested to strengthen the Fire Fighting System. In this context, the BOM has sought estimated cost to be incurred in this regard which is too huge. Hence the BOM has decided to take this matter as an agenda item for the ensuing AGM to take a view and to accord directions to the BOM for taking necessary action.</p>
(7)	<p>Renting out 8 numbers of unallotted Car Stilts /Parking available in Pocket 6 & 7 of KV-II.</p>	<p>It was deliberated and discussed in the meeting that there has been 8 numbers of unallotted Car Stilts/ Parking in the Pocket-6 and 7 in KV-II which may be facilitated to allot to illegible AOA members on rent basis, if found it so as to increase the Income, of the AOA for use in welfare measure of residents. Hence the BOM has decided to take this matter as an agenda item for the ensuing AGM to take a view and to accord directions to the BOM for taking necessary action.</p>
(8)	<p>Restriction of Entry and Exit of Pedestrians from Gate No.2 & 3 of KV-II.</p>	<p>It was deliberated and discussed in the meeting that from Gate No. 2 & 3 of KV-II, many out siders are frequently entering the Society. So far as restriction by the Security Personnel is concerned, they too are not able to identify the residents as such. Entry and Exit of Pedestrians from Gate No.2 & 3 of KV-II is needed at this juncture. Hence the BOM has decided to take this matter as an agenda item for the ensuing AGM to take a view and to accord directions to the BOM for taking necessary action.</p>
(9)	<p>Making one way Traffic Movement along with the Ring Road.</p>	<p>It was deliberated and discussed in the meeting that making one way Traffic Movement along with the Ring Road is very much required as these days, residents are using D Segment Cars and the roads inside the KV II Society is not too wide that two cars at a time can go smoothly on the same side. Also small kids in the Society ride their bicycles too and by speed/rash driving of Cars, fear of accidents is always persisting. Hence the BOM has decided to take this matter as an agenda item for the ensuing AGM to take a view and to accord directions to the BOM for taking necessary action.</p>

(10)	Lift Replacement.	<p>After an internal survey, it has been found that several Lifts are in very poor condition, and cannot be repaired, thus, need to be replaced altogether. The BOM has deliberated and discussed to replace 10 Lifts each year starting from the ones in the worst condition.</p> <p>For this, an approximate amount of 12 to 15 Lakhs INR per Lift is to be incurred. Hence the BOM has decided to present this as an Agenda for the ensuing AGM to its approval.</p>
(11)	Road Carpeting.	<p>In respect of Road Carpeting & Repair, BOM in its earlier meetings discussed and came to the conclusion that a budget proposal of approx. 1 Cr INR, for this purpose, needs to be presented in AGM to get its approval, so as to get started within the time frame.</p>
(12)	Enhancement of Subscription Charges.	<p>Regarding Enhancement of Subscription Charges. During the course of meeting, Dr. Sudha Yesentarao, Vice President, BOM requested the President, BOM and to have a discussion over the present level of Subscription Charges. The AOA is already facing a financial crunch and is unable to meet the required targets. It has already been accepted by the present BOM. Hence the BOM has decided to include this matter as an agenda item for the ensuing AGM to take a view and to accord directions to the BOM for taking necessary action to increase the subscription charges for the welfare of the Society.</p>
(13)	Removal of Intercom Cables.	<p>The Intercom service has not been functional since the last few years and the wires laid out for this purpose are occupying space which can be utilised for the other necessities, and with the arrival of Mygate App, the Intercom has become redundant. Thus, the BOM has decided to present this Agenda in AGM.</p>
(14)	Agenda Moved by AOA Members.	<p>1. Regarding Agenda Moved by AOA Members, the President, BOM read out the Agenda Items, as suggested by the AOA Members. Of these, Few items had been already discussed and rejected during the earlier Board Meetings and some are already under consideration by BOM. Those Agendas, the BOM during the meeting discussed are stated hereunder:</p> <p>a. Agenda raised by BOM member Mrs. Meenakshi Bhattacharya, B-5, Pocket-7 that, the fees of forensic/special audit should be released. As far as this Agenda is concerned, the BOM in its earlier meeting has already turned down, hence this cannot be acceded to.</p>

		<p>b. Another Agenda raised by Mrs. Meenakshi Bhattacharya, B-5, Pocket-7, that By-laws should be amended to have direct election of Four Major Office Bearers. As far as this, It is not under the purview of BOM/ANNUAL GENERAL MEETING (AGM) at present as the election of Office Bearers of AOA is made through election process based on the approved guidelines under ibid UP Apartment act 2010 under the control of competent authority i.e. Registrar of Societies, Firms and Chits and also Noida Authority). Hence no question of taking it as an Agenda item in Annual General Meeting (AGM) arises.</p> <p>c. One more Agenda was raised by Mrs. Meenakshi Bhattacharya, B-5, Pocket-7, that all the contract documents should be made Public. The BOM has decided not to make these documents public as because it is not in a practice in vogue in BOM. However, if anyone desires to go through it, he or she is at liberty to visit AOA office to meet with President, BOM/Secretary, BOM to visit such documents. Accordingly this agenda was not considered to include in the agenda items for AGM.</p> <p>d. Agenda raised by AOA Member Shri A D Thomas, B-150, Pocket 6, that action should be taken against the Owner of the Flat who makes changes to the exterior of the flat without NOC from the Noida Authority. This is a dangerous trend and should be immediately stopped for the benefit of our KV II Society. Hence, this Agenda has been accepted by all the Office Bearers of the BOM and decided to present it to the AGM.</p>
(15)	<p>Any other Agenda with the permission of Chair.</p>	<p>Regarding any other Agenda with the permission of Chair, It has been decided if any of the AOA members wants to raise his/her Agenda at the time of AGM, would be allowed with the permission of the Chair.</p> <p>The BOM has also decided to accord its approval to meet the expenses of Rs. 60,000/- approx towards Lunch to be extended to the AOA Members and Rs.30,000/- towards printing of Booklet on ensuing AGM.</p>

The Secretary, BOM concluded the meeting with the vote of thanks to the Chair.