

# AIRPORT CITY FLAT OWNER'S ASSOCIATION

238/126/3, JESSORE ROAD  
KOLKATA-700 081



Ref. No. .... ACFOA/EGM/MOM/18-19/2

Date : ... 01/12/2018

## **MINUTES OF EXTRA ORDINARY GENERAL BODY** **MEETING HELD ON 01/12/2018.**

### **Agenda Point (1):**

**Discussion and finalization for enhancement of Annual Maintenance Rate (individual and commercial) for the FY period starting from 1st Aril, 2019 to 31st March, 2020.**

### **Resolution :-**

After a marathon discussion on the topic it is decided to increase the rate of maintenance charge by 5 paisa for residential and 25 paisa for commercial flats. The new rate of maintenance charge is Rs. 1.10 /- per sq.ft per month for residential and Rs.2.75 /- per sq.ft. per month for commercial. It will be effective from 01/04/2019. The deficit amount (if any) is to be adjusted from the Reserve Fund (RF) / Fixed Deposit (FD) for the F.Y 2019-2020. It is also decided in the meeting that the ceiling amount of RF+FD should be Rs.12,50,000/- (Twelve Lacs Fifty Thousands).

For the transition phase, i.e from 1<sup>st</sup> January 2019 to 31<sup>st</sup> March 2019 (3 months), the maintenance charge is going to be collected separately with the existing rate of maintenance (@Rs 1.05/- for Residential and @Rs 2.50/- for Commercial). There will be no late fine for this Jan-Mar maintenance, but the body has requested all to pay the Jan-Mar 2019 maintenance by 31/01/2019 for smooth functioning of maintenance process.

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## **Agenda Point (2):**

**Discussion regarding enhancement of contribution towards Cultural and Festival Activity.**

### **Resolution :-**

The Body has decided to increase the amount of Cultural and Festival Activity by Rs.500 /- (Rupees Five Hundred). The earlier and new structure of distribution of Cultural and Festival Activity amount are as follows.

Head	Earlier Structure	New Structure
Durga Puja	1200	1600
Club	300	350
Kali Puja	350	350
Saraswati Puja	150	200
Total	2000	2500

**Agenda Point (3):- Discussion regarding the change of Late Fine on Annual Maintenance Charge.**

**Resolution** : - The Body has decided to change the existing late fine system. The existing fine structure is –

There is no fine for the 1<sup>st</sup> three months (1<sup>st</sup> Quarter). From the 4<sup>th</sup> month (i.e starting of 2<sup>nd</sup> Quarter) fine is being imposed and it is 10 paisa per sq.ft per month which is increased by 10 paisa per quarter and is being continued till the clearance of the maintenance due.

The new/current structure is also same but will stop the clock of increase in the last month (i.e at the end of 4<sup>th</sup> Quarter) of that financial year. It will be effective from 01/04/2019 i.e from April to Jun (1<sup>st</sup> Quarter) there is no fine. Fine starts from July (starts of 2<sup>nd</sup> Quarter) and will continue till March (end of 4<sup>th</sup> Quarter).

It may be reviewed /changed time to time as per the requirement.  
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## **Agenda Point (4):- Miscellaneous.**

- 1) **Change of Secretary** : Our ACFOA secretary Sri Kalyan Biswas resigns from his duty due to his health reason. Sri Prosenjit Chowdhury has been elected as new secretary for the stopgap period in the meeting.
- 2) **Poor Lift Condition** : In the scenario of present proposed rate of maintenance, we are just touching our basic needs only. However we have one vital issue which we have been suffering badly since last few years is poor LIFT (Elevator) condition. ACFOA had a discussion with one external agency who is capable of modifying our LIFT to furnish in a good condition. The same will cost around Rs. 1,20,000/- (Rupees One Lac Twenty Thousand) minimum per LIFT. Our executive body has formed a sub-committee of six members to discuss with external agencies regarding this matter and submit a final proposal. Based on the proposal and subject to the approval of General Body this extra amount will be collected separately like painting.
- 3) **Discussion Regarding Club Room for Rent** :  
To maintain the privacy of the residents, Club room is allowed for arranging limited commercial activity. The following rules and regulations adopted by ACFOA Executive Body are to be maintained strictly --  
Club Room may be allowed for free of cost only for the occasional programmes/events which are related to our health and welfare of the society subject to availability of the room as well as nature of the programme/event and infrastructure involved. Also, it is allowed for commercial purpose only for the programmes/events like Health camp and Education camp organized by outside agency through which our society people also may get benefit. In that case commercial charges have to be imposed like other commercial programmes/activities. No birthday party, marriage anniversary/ceremony/reception, ritual ceremony, personal functions etc. are allowed.