

AIRPORT CITY FLAT OWNER S' ASSOCIATION

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



Ref. No.ACFOA/EGM/MOM/20-21/01

Date ...28/03/2021

MINUTES OF EXTRA ORDINARY GENERAL BODY MEETING, 2020-21

The first EGM of the year 2020-21 was held on 28th March 2021 at 7.30 PM in the parking space of Block-7. Following agenda points were discussed:

Agenda 1:

Painting/Colour wash of our residential blocks & Boundary wall.

Our residential blocks were painted /colour washed in the financial year 2014-15. Now they have become due for painting again. The Executive Committee decided to take up the painting of residential blocks and boundary wall in FY 2021-2022.

Scope of Painting:

Pursuant to the above decision, the Executive Committee decided in a meeting on 29.11.2020 that following areas would be covered under the scope of painting:

- 1.1 Outside wall of the residential blocks, balcony grill and windows would be painted from outside. Common areas (Garage walls, pillars, walls adjacent to the stair cases) will be covered under this painting scope. Pudding/putty will be applied on glass panes of windows from outside. The damaged portion of the outside and common area walls are also covered under this scope.
- 1.2 Garage will be white washed /lime washed. The damaged portion of the garage will be repaired.
- 1.3 Painting of Mandir will be given priority. Repairing and painting will start with Mandir.
- 1.4 Front portion of the campus boundary wall will be painted on both sides. Remaining portion of the boundary wall will be painted only from inside.
- 1.5 Badminton court will be painted.

Painting Agency:

Limited quotations were obtained from three renowned paint companies, viz. Asian Paints, ICI (Dulux) and Berger Paints. Based on their quotations the Executive Committee found ICI as a techno-commercially feasible vendor for this purpose. Rate of Painting expenditure for the individual flat owners has been determined to be Rs. 16.00 per square feet. Individual flat owners may multiply their flat area by Rs.16.00 to arrive at the amount payable as 'painting charges' by them.

(For example, if one person owns a flat with area 1050 square feet in Airport City, he has to pay Rs. 16.00 x 1050 = Rs. 16800 as payable painting charges.)

Painting charges are payable between April, 2021 to June, 2021 in one lump sum.

The august house accepted and approved the proposal of the Executive Committee without any changes.

Agenda Point (2):**Rate of Maintenance Charges in Financial Year 2021-22.**

The Executive Committee proposed that the current rate of maintenance charge of Rs 1.10 per square feet for the residential flats and Rs 2.75 for the commercial flats/shops would remain unchanged for FY 2021-22.

Maintenance charges are payable between April 2021 to June 2021 in one lump sum.

Fine on late payment shall be applicable as usual from the month of July 2021 onwards as per existing late fine rate.

The august house accepted and approved the proposal of the Executive Committee without any changes.

Agenda Point (3):**Information regarding Change of Security Agency:**

The Executive Committee, in its meeting dated 26.09.2020, decided that the existing Global Force Security agency would not be given new contract in FY 2021-22. This decision was taken by the Executive Committee in view of improper documentation and issue of integrity with the said security agency.

Thereafter, limited quotations were obtained from four security agencies and a meeting of executive members was held on 27.12.2020 to select a new security agency as a replacement to the existing one. Quotations of Peregrine, ESPY, BM Security and Private Security were obtained and discussed. After a careful review, Peregrine was selected. However, this agency backed out as it could not fit in to our budget.

Then the next under consideration was ESPY. This agency was invited for negotiations and later it was finalized for providing security services.

It was decided on 24.01.2021 that the Global Force Security agency will be replaced w.e.f 01 March 2021 and same was informed to the said agency. However, Global Force Security agency withdrew his security services with effect from 01February 2021 itself. Therefore the new security agency (ESPY) was asked to take over from 01 February 2021. Now, our current security agency is ESPY.

The august house appreciated the information.

The meeting ended with vote of thanks to the chair.



H.N. Mishra

Secretary, ACFOA