

AIRPORT CITY FLAT OWNER'S ASSOCIATION

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



Ref. No./Ref. No.: ACFOA/EGM/MOM/24-25/03

Date: 28/02/2025

MINUTES OF EXTRA ORDINARY GENERAL BODY MEETING, 2024-25

The second EGM of the year 2024-25 was held on 22nd February 2025 at 7.00 PM in the ACFOA Club Room. The House deliberated on the following agenda and decided as follows –

Agenda (1): -- Review of Maintenance Rate

Resolution: - The House decided that the Maintenance rate would remain unchanged i.e. as per current prevailing rate of residential and commercial property respectively for the forth coming FY 25-26.

Agenda Point (2): -- Income Generation from commercial activities / events

Resolution: - The House decided that this will continue & remain similar to the resolution passed in the previous EGM.

The House also wanted to know the Misc. Receipts collected from the commercial activities for the current FY'24-25. The total amount received is approx. Rs. 139,600 till date.

Note: The above mentioned collected figure is as per the contractual terms with Mygate application (1 nos.) + 4 nos. of non-contractual events.

This Mygate application contract is due for renewal (if mutually agreed upon by both parties) by the end of March 2025.

Agenda Point (3): -- The Maintenance and CFA dues to be paid at one time.

Resolution: The House accepted and approved the proposal of the Executive Committee in EGM that the total dues to be paid latest by 30th June of each FY.

Agenda Point (4): -- CFA should be levied for each flat irrespective of the same owner possessing any number of flats.

Resolution: The House accepted and approved the proposal of the Executive Committee in Extra General body Meeting.

Agenda Point (5): -- Executive Committee proposed that the CFA account needs to be maintained and operated through the existing current account (BOB – A/c Airport City Residents) for all puja, club, cultural and recreational activities.

Resolution: - The House decided that the BOB current account – Airport City Residents to continue /operate as usual for Durga Puja celebrations exclusively.

M. Mandal

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Agenda Point (5): Charges for Garage space rentals

Resolution: - The House accepted and approved the proposal (with exception to wedding and reception parties) for the Garage space rentals of Rs. 1500 per day per block (limited to a period of 3 days only) along with a refundable caution money of Rs 500 (which is refundable if the owner is cleaning up the area). The max number of guests permitted should be limited to 120-150 pax.

Note as per approved EGM 2016-17: Club room is exclusively allowed for commercial purposes (for e.g. programmes/events like Health camp and Education camp only) for the benefit of the ACFOA society. The Airport City website will also reflect the update in the EGM Note shortly.

Agenda Point (6): Ex-Gratia to the Housekeeping / Security Staff to be uniform and fixed amount in nature and could be reviewed every second year as per requirement

Resolution: - The House approved that the Ex-Gratia to the Housekeeping / Security Staff needs to be uniform and fixed in nature and to be reviewed every second year as per requirement.

Agenda Point (7): Misc. Issues

a. Provision for fire safety systems and emergency exits from one block to another to be taken up on a priority basis.

Resolution: - The House decided that this needs to be taken up in the forthcoming AGM

b. Provision for House property insurance coverage could be considered for the entire complex.

Resolution: - The House decided that this needs to be taken up in the forthcoming AGM

c. Rooftop treatment of all blocks

Resolution: - The House decided that a Technical Committee to be formed to ascertain the viability and estimates & decided upon subsequently.

d. Common earthing procedure for all blocks

Resolution: The House accepted and approved the proposal of the Executive Committee in EGM.

e. Painting / vinyl flooring of the lift cubicles for all blocks

Resolution: The House accepted and approved the proposal of the Executive Committee in Extra General body Meeting, to be done in a phased manner.

f. Installation of auto stop process for submersible water pumps to check overflows of overhead water tanks.

Resolution: The House decided to initially install the auto stop in one of the Submersible water pumps on a trial basis to ascertain its effectiveness.

M. Mandal
Madhuparna Mandal
Secretary, ACFOA.