

ECOS ASSOCIATION OF APARTMENT OWNERS

ECOS, Jatragachi, PS-Eco Park, PO-Ghuni, New town, Kolkata-700161

Registered under West Bengal Apartment Ownership Act, XVI of 1972

Registration No. 005272024 of 2024

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MINUTES OF THE BOARD MEETING (MEETING SL. NO. 12) OF THE MANAGERS OF ECOS ASSOCIATION OF APARTMENT OWNERS HELD ON SUNDAY, 23rd FEBRUARY, 2025 AT 12:00 P.M. AT ECOS CLUB HOUSE THROUGH OFFLINE MODE.

BOARD MEMBERS PRESENT:

Sl. No.	Name of the Members
1.	Mrs. Maitrayee Dey-President
2.	Mr. Anup Sarkar-Secretary
3.	Mrs. Shalini Sengupta- Vice-President
4.	Mr. Raj Kumar Pandey-Vice-President
5.	Mrs. Mausumi Sen, Asst. Secretary
6.	Dr. Santanu Basu Ray, Manager
7.	Mr. Indrajit Chaudhuri, Manager
8.	Mr. Vikash Sinha, Manager
9.	Mr. Subhadip Shaw, Manager
10.	Mr. Kunal Vora, Manager
11.	Mr. A N Mazumdar, Manager
12.	Mr. Sukanta Chakravarty, Manager
13.	Mr. Sayan Chatterjee, Manager
14.	Mrs. Afruja Khatoon, Manager
15.	Dr. Sanjit Singh, Manager
16.	Mr. Mrinal Sarkar, Manager
17.	Mr. Sanjay Patel, Manager
18.	Mr. Nasib Jha, Manager
19.	Dr. Tamal Das, Manager
20.	Mr. Debanjan Das Chowdhury, Manager
21.	Mr. Vivekananda Ghosh, Manager

1. CHAIRMAN

Mrs. Maitrayee De, President took the Chair.

2. QUORUM

As the proper quorum was present, the Chairman declared the meeting to be in order and started the proceedings of the meeting.

3. NOTICE OF THE MEETING

The Notice and the Agenda of the meeting were taken as read with the consent of all the Managers present at the meeting.

4. CONFIRMATION OF THE MINUTES OF THE BOARD MEETING DATED 12th JANUARY, 2025 FOLLOWED BY MEETING DATED 25.01.2025 AND 27.01.2025.

Minutes of the last Board Meeting dated January 12, 2025 followed by the discussion dated 27.01.2025 and decision thereof were confirmed by the members of the Committee and noted by the Chairperson.

5. Approval of the cost of construction for the ATM room.

It was discussed regarding market rates for construction of 10ft * 10ft room with RCC roof and decided to giving priority on installation of ATM. The total expenditure might be Rs.2.5 lakh (may be increased/decreased) either contract with materials or labour contract and materials purchased by the Association, which was accepted by the house.

6. Action taken by the Association in connection with alteration of the exterior/interior areas without approval.

It was discussed regarding alteration of interior works of Flat No. 106 & 206, both in the Tower-4 and necessary communications from the FM office to re-build the structure, it was decided to issue Notice to the concerned flat owners with direction to re-build the structure of the kitchen and implement necessary action as deemed fit as per Bye-laws, if the owners fail to comply the direction of the Association, which were accepted by the house.

7. Violation of Bye-laws by some owners during night on 16.02.2025.

The respective owners were called for the meeting during Board Meeting on that very day for discussion the incidents and the convicted owner admits her fault and seeking pardon and also ensure that such type of incident will not be repeated again. Further, it was also directed to Mr. Akash Dhar to maintain discipline in the Society.

8. Communications made by Mr. Kalo Baran Mahapatra time to time.

It was discussed regarding several communications received from Mr. Kalo Baran Mahapatra, Flat No.106, T-4 through mails. The content of the mails was not the business of the Association and decided to ignore the same, which were accepted by the house.

9. Defaulter list for the month w.e.f. August, 2024 to January, 2025.

To realize the dues on account of CAM from defaulters, necessary action should be taken by the Association as per Bye-laws, which were accepted by the house.

10. Review the clubhouse fees in respect of tenants.

The clubhouse charges as mentioned in the Bye-laws has been reviewed under different aspects and decided to fix as under:

- (a) All the Family tenants should pay for clubhouse Registration charge of Rs.3000/- plus GST for membership of the said families. This is one time cost.
- (b) All the multiple tenants without family relation should pay Rs.2000/- plus GST per member for one time for Clubhouse membership.
- (c) The guest of the family tenants should be paid Rs.50/- per day plus GST for usage of Clubhouse.
- (d) No guest will be allowed in case of multiple tenants without family relation in the clubhouse.
- (e) All the Owners & tenants will be issued Club membership ID.
- (f) No owners will be allowed to use Clubhouse simultaneously with his/her tenants.
- (g) The membership of the tenants will be renewed every year with the aforesaid cost or as decided from time to time.
- (h) The above terms & conditions will be applicable to all the existing tenants and future tenants also till further amendment.

11. Financial aid to the injured Security Guard, Mr. Bhola De.

An expenditure of Rs.6700/- towards medical aid of the injured Security Guard, Mr. Bhola De has been accepted by the house.

12. NEXT MEETING DATE

It was decided to hold the next meeting in the month of March, 2025.

13. VOTE OF THANKS

There being no other business to transact, the meeting ended at 1:30 p.m. with a vote of thanks to the Chair.

DATE OF ENTRY: 23.02.2025

PLACE: ECOS, KOLKATA

Maidraye de .

CHAIRMAN