

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

Email:ecosassociation@gmail.com

MINUTES OF THE BOARD MEETING (MEETING SL. NO. 25) OF THE MANAGERS OF ECOS ASSOCIATION OF APARTMENT OWNERS HELD ON SUNDAY, 22nd FEBRUARY, 2026 AT 11:30 A.M. AT ECOS CLUB HOUSE THROUGH OFFLINE & ONLINE MODE.

BOARD MEMBERS PRESENT:

Sl.No.	Name of the Members
1.	Mrs. Maitrayee De, President
2.	Mr. Anup Sarkar, Secretary
3.	Mr. Mrinal Sarkar, Vice-President
4.	Mr. Manish Kedia, Vice-President (Online)
5.	Mrs. Shalini Sengupta, Vice-President (Online)
6.	Mrs. Mausumi Sen, Asst. Secretary
7.	Mr. Om Prakash Choubey, Asst. Secretary
8.	Mr. Soumyadeb Sarkar, Asst. Secretary
9.	Mr. Sayan Chatterjee, Asst. Treasurer
10.	Mr. Indrajit Chaudhuri, Manager
11.	Mr. Sukanta Chakravarty, Manager
12.	Dr. Tamal Das, Manager
13.	Dr. Santanu Basu Roy, Manager
14.	Mr. Suwendu Sarkar, Manager
15.	Mr. Rajat Mitra, Manager
16.	Mr. Nasib Jha, Manager
17.	Mr. Subhadip Shaw, Manager
18.	Mr. Ansuman Gupta, Manager
19.	Mr. Praveen Mishra, Manager
20.	Dr. Sanjit Singh, Manager
21.	Mr. Kunal Vora, Manager
22.	Mr. Sanjay Patel, Manager
23.	Mrs. Piyali Ghosh, Manager

24.	Mr. Vikash Sinha, Manager (Online)
25.	Mr. Abhijit Halder, Manager (Online)
26.	Mr. Ashish Narayan Mazumdar, 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. Celebration of Holi & Iftar, 2026.

The plan of Holi has been discussed and decided that on 02.03.2026, Narapora/Holika dahan and on 04.03.2026 will celebrate Basanta Utsav followed by breakfast, Holi with DJ & lunch. The Basanta Utsav will start at 09:00 AM. The subscription has been fixed for the entire program as follows:

For 4 Persons: Rs.3000/-
For 3 Persons: Rs.2500/-
For 2 Persons: Rs.1800/- &
For 1 Person : Rs.1000/-

Kids of age 4 Yrs are free.

Further, it was also discussed for Iftar and decided to conduct on 07.03.2025. The detailed notification and the team to be decided soon.

5. Swimming pool status.

Mr. Sukanta Chakravarty has elaborated the entire process of finding the faults & successfully find out the exact cause and what action, the association has taken for the said purpose like Pressure Check in both vacuum & water, Thermal Screening etc. and apprised to the Board for further course of action.

6. Appraisal of the functioning of the BOM and Office bearers.

Rather discussing the function of BOM as well as all the Office bearers, 2-3 members specifically targeted to the Secretary and force to resign him, which was not accepted by the house, though the procedure was also not followed as per Bye-Laws.

Further, it was proposed to go for election in the month of May,26 on the basis of the Bye-Laws Clause No.8 (5). In this connection, it was placed before the board that the Board was formed in the month of 28.03.2024 and the Board has taken the Maintenance Handover in the month of August,2024. The Board has placed one Audit report for the Fy2024-25 and the Audit report for the FY2025-26 is going to publish during the AGM in the month of May,2026. As the tenure of the Board was decided at the time of inception for 3 years tenure as per Bye-laws, since the board was formed as per procedure laid down in the Bye-laws, it was decided to seek clarification from the Competent Authority whether the Board tenure till May,26 or March,27 or else dissolve the board as per procedure laid down in the Bye-Laws, which were anonymously accepted by the house.

7. Recompositing of various subcommittees.

It was proposed to recompose the maintenance committee which was formed at the time of Board formation and informed to the CA followed by the Monitoring Cell which was formed on 16.06.2025 and issued office order on 17.06.2025 for the betterment of Ecos, consisting the following members to look after the maintenance work properly & report to the President/Secretary for approval with the concurrence of Treasurer under the intimation to the Financial review Committee and supervise the work till the clarification received from the CA regarding tenure of the Board, which was anonymously accepted by the house.

- a. Mr. Mrinal Sarkar
- b. Mr. Sayan Chatterjee
- c. Mr. Soumyadeb Sarkar
- d. Mr. Rajat Mitra
- e. Mrs. Mausumi Sen

8. Analysis of the bye-laws, rules and regulations and to frame new rules wherever applicable.

It was proposed to form a committee to review the Bye-laws Part-B as approved in the SGM dated 21.07.2024 & modified wherever required for the best of ECOS and the committee will submit the new Rule Book within 1 month from the day of Meeting.

- 1. Dr. Santanu Basu Roy
- 2. Dr. Tamal Das
- 3. Mr. Sukanta Chakravarty &
- 4. Mr. Subhadip Shaw

The above proposal was anonymously accepted by the house.

9. Request for permission for supervised kids' football training in the lawn area.:

It was decided to keep the decision in abeyance till the formation of new Rules, which were anonymously accepted by the house.

10. Inspection of Window etc. fittings in respect of individual flats.

It was decided to take call by the new Maintenance Committee for inspection of the windows of all the flats including servant quarters and will contact to the OEM vendor to explore the AMC, which the cost will borne by the concerned flat owners and for the common areas, the windows have already been instructed to inspect, the cost for the same will be borne by the Association, which was accepted by the house anonymously.

11. Inauguration of Association Room.

The Association room is kept in abeyance for the time being.

12. Engagement of Auditor namely Ray & Ray CA Firm to audit for the FY2025-26 & cost therefore.

In the previous year, the Statutory Auditor was engaged through open tender and the M/S Ray & Ray, CA Firm was engaged being the L1. It was proposed to go to the open tender for engagement of the Auditor or can engage the same firm for the FY2025-26 to conduct Statutory Audit. The house was accepted the same firm will conduct the Audit for the FY2025-26 and the cost will be approved as per procedure laid down in the New Rules Book.

13. Resignation of employees.

In the existing system, the resignation of the staffs from sub-vendor was not informed by the Management team, which causes resentment of the owners and henceforth it was decided to inform the Association for each and every resignation timely and accordingly, the same has been communicated to the Facility Management team.

14. Request of Mr. Abhinay Ch. Dhar for installation of Collapsible gate at his flat.

It was decided to keep the decision in abeyance till the formation of new Rules, which were anonymously accepted by the house.

15. Miscellaneous.

1. **Corpus dues:** The board decided to obtain the Statement of Pending Payments of the owners from the builder so that the association can follow-up. It was also decided to divert the collected CAMS from the owners (who are defaulters with the builder) towards their outstanding payments with the builder, and render them technically Defaulters with the association and treat them as ones.
2. Resignation of Mr. Debanjan Das Chowdhury & Mr. Om Prakash Choubey have been received, which needs to fill the vacant as per Bye-laws.

16. NEXT MEETING DATE

It was decided to hold the next meeting in the month of March, 2026.

17. VOTE OF THANKS

There being no other business to transact, the meeting ended at 02:00 P.M. with a vote of thanks to the Chair.

DATE OF ENTRY: 22.02.2026
PLACE: ECOS, KOLKATA

Maidraya S. K.
CHAIRMAN