



Co-Operative Housing Society Limited

Marine Palace, Plot No 424, JSS Road, Opp Chandanwadi Municipal School, Near Marine Lines Station, Mumbai – 400002.
Whats App – 9372228198, email – marinepalacechs@gmail.com

Minutes of 19th Meeting of members of Managing Committee of Marine Palace Co-operative Housing Society Limited held on 03rd Day of March, 2024 at 10:30 am at Society Office, First Floor, 7, Chandanwadi, Off J. S. S. Road (Chira Bazar), Marine Lines (E), Mumbai: 400002 and have transacted the following business: -

Following Members were Present: -

Mr. Hozefa Topiwala

Mr. Vafadar Irani

Mr. Atri Bhatt

Mr. Rajendra Jain

Mr. Padam Bahal

Mr. Farshid Yazdani

Mr. Nilesh Chedda

Mrs. Bhavana Chamudia

With the permission of chair the meeting was started on time.

1. To read and confirm the last Minutes of Meeting of Members of Managing Committee of the Society.

RESOLVED THAT, the Board of Members have read and discussed minutes of last meeting, and approved the transactions carried out so far as per the approvals of last meeting.

Proposed by: - Farshid Yazdani

Seconded by: - Vafadar Irani

Carried by: - Unanimously



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2. To discuss and approve the expenses incurred during the previous months.

RESOLVED THAT, the expenses incurred in Previous Months (January, 2024 & February, 2024) is seen, examined and approved by everyone.

Proposed by: - Hozefa Topiwala

Seconded by: - Padam Bahal

Carried by: - Unanimously

3. To discuss and decide on replacing/repairing the overhead water tank outlet valve(s) and necessary masonry work.

RESOLVED THAT, since the water outlet valve of the OHWT (Overhead Water Tank) of A-Wing is slipping and is beyond repairable condition the same could not be shut down during the water saving hours to conserve water which is required because of lack of water level in the well resulting in less supply of water in flush tanks, hence decided on incurring expenses for replacement of the outlet valve and carrying out necessary masonry & repairs works at the earliest.

Proposed by: - Vafadar Irani

Seconded by: - Hozefa Topiwala

Carried by: - Unanimously

4. To discuss about the duty performance/changeover of Security Staff(s) and strict instruction to be laid down for entry of any person within the society premises.

RESOLVED THAT, upon assessing duty performance of security guards and controlling the unauthorized access of any unknown person entering society premises is great challenge faced by the office bearers due to non-cooperation from few members on the pretext of showing their supremacy being the owner/member of the society and scaring the security guards to face dire consequences upon enquiring on entry, hence it is decided that MyGate App will be strictly implemented and will not be compromised under any circumstances. The security guards be advised not to allow any person/visitor until the following 3 steps are fulfilled by member/resident before allowing access to such person within the society premises: -



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- Step 1 :-** Approval of Visitors intimation on MyGate by member/resident.
- Step 2 :-** If Step 1 is not fulfilled security guard shall call on the intercom for permission from resident to allow such visitor (**AMC for Intercom Services is under process and wiring shall be provided till the duct of each floor to activate connection in all the units at the earliest**).
- Step 3 :-** If Step 1 & Step 2 both are not fulfilled the security guard will inform Society Supervisor/Society Houseman to contact the resident/member on their emergency contact number for confirmation/permission to allow such visitor/guest or not (**Form for providing the emergency contact number be circulated to each resident at the earliest**).

It was further discussed that the above process may take more time than normal and may keep the visitor/guest waiting for longer; but security and safety being the priority and of major concern the same cannot be avoided. Further, if after implementation of the process any disobedience and/or non co-operation from any member/resident will be dealt accordingly.

Proposed by Rajendra Jain
Seconded by Atri Bhatt
Carried by: - Unanimously

5. To discuss about the Fire Fighting System AMC/Part Replacements.

RESOLVED THAT, Rajsun Global Pvt. Ltd. are expertise in Fire Protection & Security Solutions and their AMC quotation is competitive as compared with the present AMC vendor hence decided that representative of M/s. Rajsun Global Pvt. Ltd. be called for further discussions in taking necessary decisions accordingly.

Proposed by Nilesh Chedda
Seconded by Bhavana Chamudia
Carried by: - Unanimously



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6. Any other business with the permission of the Chair.

With permission of the chairman following issues were discussed and approved accordingly: -

- a. RESOLVED THAT, the transfer request received for Flat No. 604 of A-Wing is hereby approved.
- b. RESOLVED THAT, the 02 (Two) old mobile phones (no cost incurred) which were used for MyGate App by the guards at the security cabins are now completely out of wear/tear limits thereby not functioning properly, therefore 02 (Two) Mobile Handsets be purchased for that purpose.
- c. Mr. Nilesh Chedda (Commercial Representing Member) was informed to expedite the nameplates of commercial units of first floor.
- d. It was discussed that limited key sets for society office makes it difficult for the office bearers to access office during their respective convenient time and therefore a fingerprint door access unit be installed for easy movements of all the authorized persons.
- e. Discussed that as approved at sr. no. (i) of Annexure - 'II' of the minutes of the AGM held on 17-09-2023 the canopy at the entrance of B-Wing Lobby be taken up for execution at the earliest.

Proposed by Farshid Yazdani

Seconded by Atri Bhatt

Carried by: - Unanimously

Meeting concluded with a vote of thanks to the Chair.

Dated this 03rd day of March, 2024 at Mumbai.

