



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 3rd Meeting of members of managing Committee of Marine Palace Co-operative Housing Society Limited held on 01st Day of May 2022 at Society Office on 1st Floor Parking Podium having address at C. S. No. 424 of Bhuleshwar Division, Chandanwadi, Off J. S. S. Road (Chira Bazar), Marine Lines (E), Mumbai: 400002 and started at 11:30 a.m. transacted the following business :-

Following Members were Present/Absent: -

1. Smt. Vimlabai Patil (Present)
2. Ms. Harshika Bhadracha (Present)
3. Shri Hozefa Topiwala (Present)
4. Shri Vafadar Irani (Present)
5. Shri Kalpesh Shah (Present)
6. Shri Tushar Soni (Present)
7. Shri Mahendra Vaidya (Absent)
8. Shri Shailesh Masani (Present)
9. Shri Mayur Chedda (Absent with Due Intimation)
10. Mrs. Renu Dhotre (Present)
11. Mr. Padam Bahal (Present)
12. Mr. Percy Mistry (Present)
13. Mr. M. B. Gaikwad (Absent)



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

Beside the Managing Committee Members a volunteer of our society building namely: - Mr. Rajesh Jain of Flat No. 1402 of A-Wing, Mr. Farshid Yazdani of Flat 1703 A wing and Mr. Karl Mistry of Flat No. 90 was also present in meeting with due permission of the chairperson.

- With due permission of the chairperson a vote of thanks with loads of applaud was given by all the members present there to **Mr. Vafadar Irani, Mr. Tushar Soni, Mr. Rajesh Jain, Mr. Farshid Yazdani**, for their selfless services for handling the sudden and urgent situation of water pump broken down, problems with piping on terrace, cleaning of the underground tanks, cleaning of the Basement water tanks, breakdown of basement pumps etc. **Mr. Dhansukh Bhadricha** for offering his services freely to obtain PAN card of our Society and Handling of the B wing Accounts and Cash of the Infrastructure Funds meticulously in absence of Mrs. Vimalbai Patil & Sponsors of **GUDI PADWA CELEBRATIONS AND VOLUNTEERS, Mr. Vafadar Irani, Mr. Vinay Patil, Mr. Hozefa Topiwala, Mr. Tushar Soni, Mr. Abhay Bhatt, Mr. Vijay Vichare Mr. Somashekhar Nair and Mr. Kalpesh Shah** for putting efforts getting the process carried out for opening a zero balance Bank account with a multinational bank namely HDFC Bank.

1. Obtained permission from chairperson to read and confirm the last Minutes of Meeting of Members of Managing Committee of the Society.

“**RESOLVED** that the Minutes of Previous Meeting of Members of Managing Committee of the Society be and is hereby read and confirmed”.

Proposed by: - Mr. Tushar Soni

Seconded by: - Mr. Hozefa Topiwala

Carried by: - Unanimously

2. Obtained permission from chairperson to discuss and approve the expenses incurred during the previous months.



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

“**RESOLVED** that the expenses incurred during the previous months be and is hereby discussed and approved”.

Proposed by: - Mr. Kalpesh Shah
Seconded by: - Mr. Tushar Soni
Carried by: - Unanimously

3. To discuss and decide about complaints and grievances received from members regarding leakages inside the flats.

“**RESOLVED** that a sub-committee is formed of volunteering individuals of our society, namely Mr. Rajesh Jain, Mr. Farshid Yazdani, Mr. Vafadar Irani to look into these matters and minimum two members to carry on with such inspection at site and suggest work to be carried out by concerned flat owners and settle the matter Amicably. Also resolved to Communicate to all members to check in their own flat and get minor touch up work of Filling up of tile joints, naali trap joints, Kitchen Sink joints and any other water prone areas with cement and water proof compound to prevent water seepage in other flats. ”.

Proposed by: - Mr. Shailesh Masani
Seconded by: - Mr. Dhansukh Bhadricha
Carried by: - Unanimously

4. To discuss and decide upon appointing Plumber, Electrician, Carpenter & Mason for Society related works.

“**RESOLVED** that although the above are required urgently in the Building to do various sudden and urgent work that keeps cropping up, it should be done when proper funds are gathered in the society.

Proposed by: - Mrs. Vimalbai Patil
Seconded by: - Mrs. Renu Dhotre



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

Carried by: - Unanimously

5. To discuss on taking necessary steps of precaution for the upcoming Monsoon especially for Parking Podium, Refugee Areas, etc.

“**RESOLVED** that once again a sub committee be formed to study and highlight and suggest remedy for Monsoon for all common areas of the Building, namely Parking Lots, Refugee Areas, Swimming Pool Tank etc it is decided that these areas be covered adequately to prevent water logging and Water accumulated in Swimming Pool tank be used to fill the flush water tank on Terrace. ”



Proposed by: - Mr. Vafadar Irani
Seconded by: - Mrs. Renu Dhotre
Carried by: - Unanimously

6. To discuss and decide on Two Wheeler and Four Wheeler Parking (Podium and Stack) policy, its charges and penalty if any to levy on vehicle parked irresponsibly duly creating hurdle or nuisance to others.

“**RESOLVED** that at present there should be no charges for 2 wheeler parking in the building but Sub Tenants should be restricted the number of 2 wheelers they can park to minimum of just 1 and the same should be in the name of the Sub tenant.

Proposed by: - Mr. Kalpesh Shah
Seconded by: - Mr. Shailesh Masani
Carried by: - Unanimously

7. To discuss and decide on starting the Gymnasium, its charges and membership fees if any to be made applicable.



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

“**RESOLVED** that Proper Professional Trainers be appointed before starting the Gym and it should be operated like other professional Gyms wherein there should be small but refundable Membership charges for Members / sub tenants, Fixed Monthly charges to meet the Expenses of Trainers and Utility Bills of the Gym. Gym Timings be fixed for use Morning and Evening and there should be Charges (higher than Memers) for Sub Tenants. Outsiders, Friends and Family Members of Members / Sub Tenants will strictly be not allowed. Charges Fixed at

Refundable Entry/Membership Charges of Rs. 2500/- per Member / Rs. 5000/- per Family (Max 4) shall be payable

There Shall be Non-Refundable Monthly Fixed Charges, payable for 6 Months in advance for first time: -

For Owners

Rs.500/- per member per month

Rs.1200/-Family Membership max 4 people per month

For Tenants

Rs.800/- per member per month (to be paid for 6months in advance)

Rs.1800/- Family Membership max 4 people per month ”.

Proposed by: - Mr. Percy Mistry

Seconded by: - Mr. Tushar Soni

Carried by: - Unanimously

8. To discuss and decide on fitting required no. of LED lights at the entrances of both the wings and to fix timings for usage of all the lifts and lights of our society.

“**RESOLVED** that three LED lights be fixed in B wing Parkway Causeway to illuminate the path and 2 in A wing to illuminate the area properly. Work to



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

be carried out via Electrician and Fabricator to erect Poles wherever required. To reduce the lights after 11.00 pm to save energy ”.

Proposed by: - Mr. Tushar Soni

Seconded by: - Mr. Kalpesh Shah

Carried by: - Unanimously

9. To discuss and decide on certain important issues as mentioned below:-
- a) Identification No. for all the Lifts.
 - b) Preparing Templates and Signboards for easy identification of locations viz. security, society office, no-parking, two-wheeler parking, toilets, staircase, assembly point, exit, etc.
 - c) Owner Name-Plates Board at the A-Wing Lobby.
 - d) Telescopic ladder of about 20ft (to reach at heights in podiums and other heightened areas for cleaning and other related works)
 - e) Pigeon-Nets to avoid bird nesting in all the possible areas (i.e. duct areas, refuge areas, etc.)
 - f) Insurance of the society property.
 - g) Pest Control for the society premises
 - h) Notice Board be installed in each wing to put up important communications to members.

“**RESOLVED** that

- a) Identification No. for all the Lifts BE DONE SYTEMATICALLY.
- b) Preparing Templates and Signboards for easy identification of locations viz. security, society office, no-parking, two-wheeler



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

- parking, toilets, staircase, assembly point, exit, etc. BE DONE SYTEMATICALLY.
- c) Owner Name-Plates Board at the A-Wing Lobby. BE DONE AS PER THE B WING NAME PLATES
 - d) Telescopic ladder of about 20ft (to reach at heights in podiums and other heighted areas for cleaning and other related works) BE DONE AFTER CJECKING THE RATES AND AVAILBILITY WITH SUITABLE VENDORS.
 - e) Pigeon-Nets to avoid bird nesting in all the possible areas (i.e. duct areas, refuge areas, etc.) BE POST PONED AS THIS IS A LONG PROJECT REQUIRING GOOD CORPUS AND FUNDS TO SEAL EACH AND EVERY ENTRY POINT.
 - f) Insurance of the society property. BE DONE AT THE EARLIEST AFTER CHECKING THE PROSPECTS AND PROPOSALS OF AVAILBLE VENDOR COMPANIES OFFERING BEST PROPOSAL.
 - g) Pest Control for the society premises BE DONE AFTER TAKING RATES AND PROPOSALS OF SUITABLE VENDORS.
 - h) Notice Boards be installed in Each wing for putting up communication to members.

Proposed by: - Mr. Hozefa Topiwala

Seconded by: - Mr. Percy Mistry

Carried by: - Unanimously

10. To discuss and decide on certain urgent issues as mentioned below:-

- a)** Common Toilets on Ground Floor (Society Staff & Commercial Use) to be repaired and reworked.



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

- b) S. S. Railing at the entrance lobby of B-Wing for Senior Citizens Convenience.
- c) Cross-Over Walkway on the fifth floor terrace for convenient moving to avoid any accidents and mishaps.
- d) Notice Board at the entrance lobby of for both the wings.
- e) Public Seating Chairs for Senior Citizens at the Entrance Lobby of both the Wings.

“**RESOLVED** that.....”

- f) Common Toilets on Ground Floor (Society Staff & Commercial Use) to be repaired and reworked and get operational to avoid inconvenience and stop foul smell.
- g) S. S. Railing at the entrance lobby of B-Wing for Senior Citizens Convenience to be installed ASAP before any mishap or untoward incidents happens.
- h) Cross-Over Walkway on the fifth floor terrace for convenient moving to the front side of the building on 3rd floor terrace and to avoid/prevent any accidents and mishaps.
- i) Notice Board at the entrance lobby of for both the wings to be installed after taking proper estimates from vendors / carpenters.
- j) Public Seating Chairs for Senior Citizens at the Entrance Lobby of both the Wings to be installed in B wing side lobby after procuring from relevant Govt Agency if available FOC under schemes else to be procured from market as per requirement. ”.

Proposed by: - Mr. Padam Bahal
Seconded by: - Mr. Percy Mistry



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

Carried by: - Unanimously

11. To discuss and frame certain policies safeguarding the interest of society property, its members in general as mentioned below:-

- a) Policy on Pets within the society premises.
- b) Policy on Plants within the society premises.
- c) Policy on playing outdoor Games in society premises.

“**RESOLVED** that.....

- d) Policy on Pets within the society premises should be that no pets will be allowed without leash or proper apparatus to keep in control of Owner. Owner should ensure Pets do not frighten any body and do not litter or pass excreta in the building premises. If found so, onus lies on Owner to clean the mess created.
- e) Policy on Plants within the society premises should not be allowed in Balconies where the Mud will spread on Building walls there by damaging the paint and look. All repair work charges to be borne by member / sub tenant disobeying the rule.
- f) Policy on playing outdoor Games in society premises will be that we will allow Outdoor games to children subject to that it does not create damage to any property of any member or building. ”.

Proposed by: - Mr. Shailesh masani

Seconded by: - Mr. Percy Mistry

Carried by: - Unanimously

12. **Any other matter with the permission of the Chairman**




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

To discuss and decide upon serving notice to Owner of Flat NO. B 1602 for unauthorized shifting of the Fire Sprinkler

“**RESOLVED** that a Notice be given to the Flat Owner of B 1602 for Unauthorised shifting of the fire Sprinkler and that he should immediately bring it back to its original position and state. The owner shall also Pay Security deposit, pending Infra Charges and submit plan of work carried out in his flat take permission from society which will be given subject to no Structural Changes.”.



Proposed by: - Mr. Padam Bahal
Seconded by: - Mr. Shailesh Masani
Carried by: - Unanimously

13. Obtained permission from chairperson to discuss about complaint received from Flat Owner A 1901 via Whatsapp that the work carried out in Flat A 2001 was very disturbing due to use of Jack Hammers and that this has caused severe damage to Flat A1901 Ceiling and other RCC walls and door columns.

“After Inspection of Flat A 2001 on receiving complaint from A 1901, it was **RESOLVED** that notice be immediately be given to Owner of Flat No. A 2001 for not taking permission of work in flat, for not submitting security deposit, stopping the work immediately, for illegally breaking and shifting/changing walls positions, changing of toilets and kitchen positions by breaking floor tiling in dangerous manner causing damage to floor in A 2001 and ceiling of Flat A 1901, for changing duct pipe position and to plan on core cutting to move drain pipes of toilets. Notice of this Unauthorised work also be given to relevant Authorities like BMC, L T Marg Police Station, Building factory etc”



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

Proposed by: - Mrs. Renu Dhotre
Seconded by: - Mr. Percy Mistry
Carried by: - Unanimously

14. Obtained permission from chairperson to discuss about request received from Flat B 1003 and B 1004 for reducing charges levied for carrying out function in first floor parking.

“**RESOLVED** that considering that a member be given the privilege of the available premises to share the happiness of a new home with friends and family and performing Auspicious PUJA ceremony at home, the charges be reduced to Rs. 3000/- from Rs. 5000/-. Rest other charges remain same.”

Proposed by: - Mr. Hozefa Topiwala
Seconded by: - Kalpesh Shah
Carried by: - Unanimously

Resolved that the above-mentioned issues at point no. 12, point no. 3 & point no. 14 were discussed and approved with the permission of the Chairman.

Meeting concluded with a vote of thanks to the Chair.

Dated this **01st** day of **May, 2022** at Mumbai.

Hozefa Topiwala
(Chairman)