



CO-OPERATIVE HOUSING SOCIETY LTD.

424, BHULESHWAR DIV, OPP CHANDANWADI MUNICIPAL SCHOOL, CHANDANWADI, MUMBAI 400002.
WHATSAPP : 937222198 : marinepalacechs@gmail.com : www.marinepalacechs.com

Minutes of 6th Meeting of members of Managing Committee of Marine Palace Co-operative Housing Society Limited held on **Sunday 24th JULY, 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 10:00 a.m. to 5.30pm and transacted the foll business :-

Following Members were Present/Absent: -

1. Shri Hozefa Topiwala – Chairman (Present)
2. Shri Vafadar Irani – Jt Chairman (Present)
3. Shri Kalpesh Shah – Secretary (Present)
4. Shri Tushar Soni – Jt Secretary (Present)
5. Smt. Vimalbai Patil – Treasurer (Absent)
6. Ms. Harshika Bhadracha (Present)
7. Shri Mahendra Vaidya (Absent)
8. Shri Shailesh Masani (Present)
9. Shri Mayur Chedda – Commercial Rep. (Absent)
10. Mrs. Renu Dhotre (Present)
11. Mr. Padam Bahal (Absent with due intimation)
12. Mr. Percy Mistry (Present)
13. Mr. M. B. Gaikwad (Absent)

Beside the Managing Committee Members, volunteers of our society building namely: - Mr. Rajesh Jain of Flat No. A-1402 was also present in meeting with due permission of the chairperson. Since the Meeting was held early and many matters needed to be discussed, snacks were arranged for all present MC members.



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Before the start of the meeting, MC members were shown the preview of the society website and its key features and that how members can benefit from the same. A vote of thanks was given to Mr. Hozefa Topiwala for the efforts in making the website.

A vote of thanks also given to Jt. Secretary Mr. Tushar Soni, for giving double time and efforts to the society, sacrificing personal time. in absence of Kalpesh Shah due to Medical situation, Mr. Tushar Soni carried out all the matters promptly.

1. To read minutes of previous meeting.

RESOLVED THAT, the Board of Member 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: - Mr. Vafadar Irani
Seconded by: - Mr. Kalpesh Shah
Carried by: - Unanimously

2. To read and update about all tasks executed from 5th MC meeting till date namely
A. Pest Control. B. Rodent station boxes. C. Refugee area covering. D. Swimming Pool covering. E. Installation of Automatic ON/OFF Sensors in tanks. F. Gym Fitness Centre now open for Residents. G. Concrete Steps and Pathway for 5th floor podium movement.

Resolved that the Managing committee has taken satisfactory note of all executed tasks and has appreciated the efforts put in by the office bearers.

Proposed by: - Mr. Tushar Soni
Seconded by: - Mr. Hozefa Topiwala
Carried by: - Unanimously.

3. To discuss and approve work of replacing all choked up Terrace water drain pipes.

Resolved that the Drain pipes being choked need to be replaced and the work be carried out properly seeking professional contracting for the work and all shortcomings that caused this choking be eliminated. Branded pipes be installed for long lasting trouble free life of pipes.

Proposed by Mr. Tushar Soni
Seconded by Mr. Percy Mistry
Carried by : Unanimously



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4. To Add a rain water drain pipe to the Canopy made in south area where garbage bins are kept.

Resolved that a permanent cover using stone slab and a suitable height wall be made between the building wall and compound wall to perform as a water accumulating basin with slope be made and at the edge of slope the hole and drain pipe be attached and connected to rain water harvesting pit.

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

5. To Make proper ventilation and grill arrangements for common toilets in A wing ground floor.

Resolved that the work of ventilation and grill arrangement for common toilets be done as required.

Proposed by Mr. Vafadar Irani
Seconded by Shailesh Masani
Carried by : Unanimously

6. To inform the progress of Notices served after last meeting and results of such notices.

Resolved that the Notices served after last meeting were effective the members who were served the notice have done the needful and deposited their Security deposits and made the necessary corrections as instructed to them.

Proposed by Ms. Harshika Bhadracha
Seconded by Vafadar Irani
Carried by : Unanimously

7. To read and discuss all expenses done so far.

Resolved that all expenses done so far were seen and examined by all MC members. The format adopted to maintain the records was highly appreciated.

Proposed by Mrs. Renu Dhotre
Seconded by Shailesh Masani
Carried by : Unanimously

8. To discuss and conclude about services and issues faced with Aryan Services regarding security.



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Resolved that at the moment, Aryan Services be notified of the short comings in the services and continue with Aryan Services until an appropriate alternative Security agency is available..
Quotations to be taken evaluated and finalized from references given by Mr. Percy Mistry and Tushar Soni.

Proposed by Mr. Tushar Soni
Seconded by Mr. Percy Mistry
Carried by : Unanimously

9. To discuss and take decision about employing Mr. Prakash Nakti as an employee of Marine Palace CHSL on contract, fix salary and contract terms regarding tenure, responsibilities, facilities and bonus.

Resolved that Mr Prakash Nakti be Employed by the Society as Society Supervisor with salary as Rs. 18000/- per month, with 10% retention every month, payable after 12 months, starting Aug 1 2022, timings Morning 9 AM to Evening 6 PM Sunday to Friday, Saturday Morning 9AM to Evening 5 PM, 2nd and 4th Saturday off. If any off Saturday is attended for emergency then it will be compensated by an off on any other day, Bonus this year 50% of salary in Diwali and next year onwards 1 salary as Bonus in Diwali. All other roles and responsibilities as per existing service.

Proposed by Mr. Tushar Soni
Seconded by Mr. Hozefa Topiwala
Carried by : Unanimously

10. To discuss about forming a committee to take up issues and follow up with builder for a resolve.
A. Pending Amounts. B. Expenses Done so Far due to incomplete work faulty work. C. Leakages faced in flats by members. D. Conveyance. E. Rehab parking. E. Stack parking working. F. Fire Fighting Equipments and installations. G. Letter for Pending 1 year Maintenance settlement of B wing Members.

This decision to be kept for next meeting discussion as there was no concurrence on the role and responsibility to take up the matters with builder will include the old pending unresolved compliances and disputes or just to follow up and take recover the expenses done post handover by the society for completing the incomplete and shabby workmanship left by the builder.

Proposed by Mr. Percy Mistry
Seconded by Mrs. Renu Dhotre



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Carried by : Unanimously

11. To issue a letter to residents to take up their complaints of leakage with builders with CC to Society.

Resolved that the Members will lodge their individual complaints with the Builder with CC to Society.

Proposed by Mrs Harshika Bhadracha

Seconded by Mr Kalpesh Shah

Carried by : Unanimously

12. To discuss and conclude on per month petty cash amount required to manage several expenses.

Resolved and decided to Withdraw an amount of Rs. 15000/- cash per month to manage several on hand expenses of the society with proper record. This amount can be withdrawn in parts twice a month.

Proposed by Mr. Hozefa Topiwala

Seconded by Mr. Tushar Soni

Carried by : Unanimously

13. To Inform about TDS and TAN compliance provision done in collaboration with a Professional.

Resolved that the TAN number has been applied and will be allotted soon. After receipt, we will be able to claim TDS deducted and deduct TDS for applicable payments.

Proposed by Mr. Hozefa Topiwala

Seconded by Mr. Kalpesh Shah

Carried by : Unanimously

14. To discuss and confirm the Share Certificate format finalization and start of printing process.

Resolved that the Format designed and finalized for the Share certificate is very good and acceptable and should be done along with computerized printing of names. The vendor who had quoted Rs. 60 per certificate is finalized.



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Proposed by Mr. Hozefa Topiwala

Seconded by Mr. Percy Mistry

Carried by : Unanimously

15. To discuss and approve of solutions for prevention of water logging in parking areas.

Resolved to keep the matter pending for now.

16. To Inform and approve of appointment of Gym Trainers, charges and expenses done for the Gym to become operational.

Resolved that the gym membership is given for the first six months and post six months, we can revise the charges and method of collection be decided based on the expense / income comparison.

Proposed by Mr. Shailesh Masani

Seconded by Mr. Kalpesh Shah

Carried by : Unanimously

17. To Discuss and approve the cost for making Name Plate for A wing members.

RESOLVED that the name plates can be made with alternative design and material. Fresh quotations can be taken for revised design and material to make a better name plate which will be cost effective.

Proposed by Mr. Tushar Soni

Seconded by Mr. Percy Mistry

Carried by : Unanimously

18. To Discuss and decide further steps to be taken in matter of A2001 and A1901. To give conditional consent for tenable work to prevent loss or damage in A1901.

Resolved that consent to be given to A2001 to first rectify and amend the damages done in A1901. This can be mutually done by them and overlooked by the society. Once done and complaint of A1901 withdrawn, A2001, can get conditional consent from society to make tenable amendments to the wrongly broken walls and floorings. However, further renovation work to be done only after getting the required permissions from MCGM and society based on submission of plans. The entire work will be reported to society via logbook to prevent another instance of breach of trust and issuance of stop work notice.



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Proposed by Mr. Percy Mistry

Seconded by Mr. Shialesh Masani

Carried by : Unanimously

Any other matter with permission of Chair.

The following matters were discussed additionally after the points in agenda were resolved.

1. Insurance – Resolved that the building should be insured against all natural calamities and that the value of the building should be considered at least Rs. 30 crores or more. Proper evaluation to be done from a suitable agency.
2. Proposal to open terrace was once again discussed and decided that terrace shall remain close till the points of danger are not resolved properly.
3. There is no difference or discrimination between A wing and B wing. Marine Palace is One.
4. An appropriate and eligible suitable candidate be appointed as society manager to handle all society matters and reduce burden on office bearers for day to follow ups and clerical work.
5. CCTV installation in phase 2 for Gym, Parking floors and Passenger Lifts be done as per last.
6. Members to be given permission with conditions for Ganpati Celebrations.
7. Due to water line problem from MCGM in one line, water shortage was resolved on Sunday 24 / 7 /2022 by Mr. Shailesh Masani for quickly arranging for 4 water tankers reasonably priced. A vote of thanks for Mr. Shailesh Masani in next M C Meet.
8. MCGM water line problem discussed and Mr. Percy Mistry arranged for immediate resolution of the matter using his good contacts. The problem was indeed resolved the very next day. A vote of thanks to Percy Mistry in next MC meet.
9. Owners of Flat No. B wing 1401 / 1402, Ms Savina representing M/s SJI Realty had come in response to the encroachment notice to casually meet the Mc and resolve all matters, exchange views, offer legal services help to society in any matters with Builder / developers and collect maintenance bills to settle outstanding dues.

Proposed by Mr. Hozefa Topiwala

Seconded by Mr. Tushar Soni

Carried by : Unanimously

Meeting ended with a vote of thanks to the Chairman.

SECRETARY - MPCHSL