



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 9th Meeting of members of managing Committee of Marine Palace Co-operative Housing Society Limited held on 06th Day of November, 2022 at Society Office on 1st Floor Parking Podium having address at C. S. No. 424 of Bhuleshwar Division, 7, Chandanwadi, Off J. S. S. Road (Chira Bazar), Marine Lines (E), Mumbai: 400002 and started at 11:00 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 Vafada 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 (Present)
10. Mrs. Renu Dhotre (Present)
11. Mr. Padam Bahal(Present)
12. Mr. Percy Mistry (Present)
13. Mr. M. B. Gaikwad (Absent with due intimation)





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Beside the Board Members, Sub-Committee members namely: - Mr. Rajesh Jain of Flat No. A-1402 & Mr. Farshid Irani of Flat No. A-1703, were also invited and present with permission of the Chairman.

With the permission of chairman the meeting was started by giving vote of thanks to a member & a Tenant who have voluntarily contributed for the betterment of Society.

Vote of Thanks given with applause and cheer to the following:-

- i. Shri Atri Bhatt Flat No. B-1803 for getting the electronic sub-meters installed for calculating the running units of car lift and arriving the running cost of the same.
- ii. Shri Kishore Sampat licensee of Flat No. A-804 for giving a follow up to our complaint to MCGM for getting the leveling done of road outside the A-wing gate and getting the same resolved immediately.
- iii. Shri Percy Mistry in getting a basic Pest Control services done free of cost by Ankita Pest Control Services to each unit of our society.

Proposed by: - Mr. Hozefa Topiwala

Seconded by: - Mr. Tushar Soni

Carried by: - Unanimously

1. To read and discuss minutes of last Managing Committee meeting.

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 ovals of last meeting.



Proposed by: - Mr. Shailesh Masani

Seconded by: - Mr. Tushar Soni

Carried by: - Unanimously



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

RESOLVED THAT, the List of Expenses done in Previous Month is seen, examined and approved by everyone.

Proposed by: - Mrs. Harshika Bhadrircha

Seconded by: - Mrs. Renu Dhotre

Carried by: - Unanimously

3. To discuss and decide upon Transfer of flats whose applications is/are received.

“RESOLVED was resolved that since society has to comply with the provision laid down in section 29 (2) of Maharashtra Co-Operative Society Act, 1960, the application received from Mr. Rajesh Shah & Others in regards to Flat No. 2002 of B-Wing shall be kept on hold and retained till further notice

Proposed by: - Mr. Tushar Soni

Seconded by: - Mr. Percy Mistry

Carried by: - Unanimously

4. To discuss and decide upon issues highlighted by Managing Committee Member Mrs. Renu Dhotre.

“RESOLVED and discussed as follows: -

- a) Analyzing the Fund & Maintenance of Society: - An Extra Ordinary General meeting is called on 12-11-2022 (Saturday) at 04.00 pm wherein Mrs. Renu Dhotre, Mr. Kalpesh Shah, Mr. Shailesh Masani, Mr. Mansukh Bhadrircha, Mr. Percy Mistry, Mr. Vafadar Irani & Mr. Tushar Soni will come together and analyze the same.

Proposed by: - Mrs. Renu Dhotre

Seconded by: - Mr. Kalpesh Shah

Carried by: - Unanimously





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- b) Terrace to be made accessible to members: - It was decided that any four members from the committee who are proposing to make the terrace accessible for members prior to what is discussed in the previous meeting then the same shall be leaded by those four members who have proposed to make the terrace accessible and shall be responsible for taking all such safety measures to avoid any untoward incident happening and that the terrace is neither misused nor any damages are caused.

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

- c) Plan on list of welfare programs in a year: - This issue is decided to be discussed in the Extra Ordinary General meeting is called on 12-11-2022 (Saturday) at 04.00 pm wherein the festival during the year will be jotted down and an amount from welfare fund will be discussed and allocated to each festival.

Proposed by: - Mrs. Renu Dhotre
Seconded by: - Mr. Tushar Soni
Carried by: - Unanimously

5. As discussed, to decide upon the date and agenda of the SGBM to be held in the month of December, 2022.

“RESOLVED that Special General Body Meeting of all members to be called on 18-12-2022 at 09:30 am to update the tasks completed and further development of the Society and further to discuss on issues if any raised by any member in writing addressed to the chairman which the chairman on prudence decide the same to be taken in the agenda of the upcoming SGBM.

Proposed by: - Mr. Tushar Soni
Seconded by: - Mr. Padam Bahal
Carried by: - Unanimously





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6. To update upon decisions taken by office bearers and to discuss and decide certain events taken place within the society.

“**RESOLVED** and discussed as follows: -

- a) Termination of Aryan Services: - It was discussed and updated that due to deficiency in services Aryan Services was terminated and new agency for housekeeping namely M/s. Sai Siddhi was appointed and for Security namely M/s. SPRY Secure India (P) Ltd was appointed in replacement.
- b) Jio-Fiber Connectivity: - It was discussed and updated that our society is now Jio-Fiber Connected and the society has procured lifetime free JIO Connection for Society Office.
- c) Termite Treatment: - It was discussed and updated that society common areas have been undertaken for termite treatment by Pesticare and the job has been completed by the agency upto satisfaction.
- d) Motion Sensor Bulbs & Inverter Bulbs: - It was discussed and updated that to save on energy, various spots where consumption of electricity can be saved; regular bulbs are removed and replaced with motion sensors bulbs to save energy and also considering an emergency like situation at certain points inverter bulbs are installed at each mid-landing of staircase area.
- e) Diwali Gift to be given to Society Helpers: - It was decided that Diwali gift to be given to society helpers and Mr. Vafadar Irani will look into this matter and gifts to an extent of maximum amount of Rs. 3500/- (Rupees three Thousand Five Hundred Only) is approved.





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- f) No Verbal request from any member: - It was decided that no verbal request shall be taken or entertained by any committee member from any member wherein the society management has to face an awkward situation, so any request from member shall proposed to be given in written form to the society office bearers.
- g) Defaulters Notice: - It was discussed that though Intimation for payment of outstanding was served upon some members few of them have been reluctant till date of neither paying nor responding to the said intimation hence it is decided to serve intimation to such members again for making the payment of outstanding dues.
- h) Interest on Quarterly Bill: - It was discussed that interest on the quarterly bill should be levied when the payment from the member is not received till the last date of the month in which quarter it falls, hence Mrs. Renu Dhotre was given the charge to discuss the same with Mr. Bhaskar Phadke (Society Accountant) and get the necessary done.
- i) Notice from LT Marg Police Station regarding the CCTV Footage: - It was discussed and decided that reply be given to the said notice issued by the Officer In-charge of LT Marg Police Station and the same be submitted with signatures appended of Chairman, Secretary and a senior Managing Committee Member Mr. Percy Mistry.
- j) Second Notice from Society Registrar regarding Deemed Conveyance:
- It was discussed and decided that necessary compliance in response to the said notice be initiated for the process of obtaining deemed conveyance and for which Mr. Kalpesh Shah has been appointed as authorized representative designated a managing committee member to appear before the Registrar on behalf of the society for the purpose of Deemed Conveyance.

the same was adopted by the board and passed unanimously.





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7. Any other matter with the permission of Chair.

With permission of the chairman following issues were discussed accordingly:

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- i. Letter from Pervin Y. Bahadurji A-1901: - It was discussed that society committee has given ample time in various meeting to both the members i.e. A-1901 & A-2001 to arrive at a conclusion and cannot afford to give anymore time, hence it will not intervene in their personal matter, as the interest of society should not be affected in any manner.
- ii. Bird Net to Counter Birds: - Providing Nylon Net to counter bird is approved to be provided at all the parking podium and the ducts entry and exit points; Mr. Kalpesh Shah, Mr. Hozefa Topiwala & Mr. Percy Mistry shall call upon quotation and cost and shall take appropriate call and decide the same.
- iii. Car Lift Damaged: - Repairs to the damages caused to the car lift is approved as of now because the one responsible for the incident cannot be identified and since no unpleasant situation should occur of anybody getting trapped inside the running lift it is decided that the same be repaired urgently.
- iv. Refund of amount of B-Wing from Builders: - It was brought to the knowledge by Mrs. Renu Dhotre that builder has started refunding the amount to few members so collected from them and hence it was discussed and decided that a team of few members of B-Wing be constituted to co-ordinate between Mr. Taheri & Mr. Yusuf (Builders representative) and the aggrieved member/s. The same shall be decided amongst the members of B-Wing and be taken up accordingly.





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- v. Safety Grill on First Floor Parking Podium: - It was discussed and decided that the First Floor Parking podium can be accessed from the property adjoining to our society risking safety measures of society, hence safety grill is decided to be installed at the best feasible place which should be done under guidelines of the office bearers and the cost of which is offered to be paid by Chedda Marketing.

The same was adopted by the board and passed unanimously.

Meeting concluded with a vote of thanks to the Chair.

Dated this **06th** day of **Nov., 2022** at Mumbai.

