

(Regd. No. 168 G/H Dated 15.11.1979)
THE OFG CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED
Oriental Apartments
Plot No. 50, Sector-9 Rohini, Delhi-110085

Ref. No. OFG/CEGHS/.....

Dated: 2nd January 2022

MINUTES OF THE ANNUAL GENERAL BODY MEETING HELD ON 26.12.2021 IN
THE STILLTED AREA OF B BLOCK AT 10.30 AM

The Annual General Body Meeting held on 26.12.2021 discussed the circulated Agenda as under :-

1. Confirmation of minutes of the last General Body Meeting held on 24th January 2021.
2. Passing of Audited Accounts for the financial year 2020-21
3. Any other matter.

[1] The meeting which was to start at 10.30 am took place at 11.00 am because of adjournment of half an hour because of lack of quorum. The minutes were considered as confirmed because the same were circulated to all the members immediately after the AGM held on 24.1.2021.

[2] Passing of Accounts: The attending members viz Mr. R B Shammi and Shri S M Tripathi raised various questions and the same were replied by the accountant who had prepared the accounts of the society. Although all the questions/clarifications sought were answered satisfactorily and accounts were accordingly passed by the House and as asked for the Annexure A and Schedule I in the AGM, the same is being attached hereto. With regard to the suggestion given in Audit Report that expenses should be incurred by the Managing Committee as per the budget which ought to have been prepared before the start of the financial year. Secretary promised that in future such lapse will not take place and society will maintain accounts as per the budget prepared before the start of the year.

[3] Shri R B Shammi raised a question as to what was the necessity of installing Cameras without seeking/taking approval from the House. Secretary informed that the necessity of installation of cameras had been posted on the whats app group as well as letter was also delivered to the members detailing the expenses involved and the necessity of installing cameras. The Management Committee in their meeting stress the need for installing cameras covering the entire society due to theft of water taps, children bicycles and damages being caused to the cars parked inside the Society complex. Secretary explained the House could not be summoned because of spread of pandemic and assembly of number of persons at one place. In response of our circular dated 3rd August 2021 no objection was received from any member that there is no need to spend couple of lacs of amount on this project barring one resident who stated that first the existing projects are taken care of and they are in working condition. Since no other member put forward any objection rather member appreciated the move. The committee members took it for sure that since there is no objection the project should be implemented. Accordingly 32 cameras covering all corners of the society were installed. The Secretary also tendered his sincere apology before the House for the lapse committed by the Society Management. On being pacified and convenience with the arguments given, the House ratified the amount spent on installation of cameras.

[4] Certain members raised a question that the common spaces are not being cleaned properly and society should ensure cleanliness and upkeep of the society property which was assured by the secretary.

[5] Encroachment on the society roads should be looked into and potted plants and those flat owners who have kept potted plants occupying the roads should be asked to remove plants kept on the road. Such encroachment creates hurdle/movement of the cars in the society. This should be taken up with the flat owners on priority basis by issuing letters and in case they do not adhere to the request Committee should ensure that these are removed on priority basis. Members expressed their concern that all the residents who are keeping potted plants on wall of the balcony/parapet walls /plants put in iron cages on the outer walls should be asked to remove as these can prove disasters if they fall can injure or kill a person walking on the road.

[6] With regard to maintenance/repair of common areas like repair of staircases, repair of overhead water tank should be the responsibility of the society management and not the flat owners. The Managing Committee can raised demand from the residents of the effected block where the staircase or repair of overhead water tank is needed but surveillance and appointment of contractor should be the responsibility of the managing committee. The Secretary promised that henceforth repair work will be taken care of by the Managing Committee and expenses will be shared by the flat owners where the repair work is required.

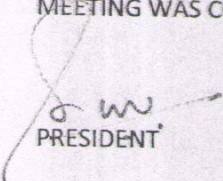
[7] Boundary wall of small and big park: Members suggested that in order to increase the greenery management should put more creeper and grown up plants in order to give green look to the area.

[8] The amount of Rs. 17750.00 due from the flat owners of B-18, B-22 and B-26 were waived off by the House after hearing their pleas.

[9] Regarding parking of scooters and cars, members express their concern that scooters are being parked on the roads thereby shrinking the space for car parking and management should ensure that scooters be allowed to park in the A and B block stilted areas. This should be the prime responsibility of the managing committee to see that scooters are parked in the designated place.

[9] Before concluding Shri R B Shammi suggested that previous year minutes should also be attached while holding the next year General Body Meeting.

MEETING WAS CONCLUDED WITH A VOTE OF THANKS


PRESIDENT