

Minutes of the General Body Meeting of the CRWA held on 07.12.2019

A meeting of the General Body of the Cosmopolis Residents Welfare association (CRWA) was held at 6.00 P.M. on 07.12.2019 in the Amphitheatre with the President, CRWA on the Chair. It was attended by 56 member signatories and all the six members of the Executive Body (EB).

1. The President made a brief address to the august Body and apprised of certain major issues before the CRWA like Occupancy Certificate, Temple, Tenants and Guest House in the Residential Apartment Complex of Cosmopolis. After detailed discussion on the issues, the GB resolved as follows:-
 - a. The members whole heartedly supported the initiative and the efforts of the President for obtaining the Occupancy Certificate at the earliest for greater interest of the society.
 - b. On the issue of running of guest Houses in the Residential Apartments, the GB unanimously resolved that Guest Houses in the campus should not be allowed and authorized the EB to take appropriate measures for its implementations.
 - c. On the issue of tenants it was unanimously resolved that while the tenants are entitled to avail common area maintenance and facilities, they cannot be part of the policy taking process . it was also observed with concern that, some tenants are trying to spread disaffection in the society by resorting to false propaganda against the elected body. The GB resolved that any attempt to flout the rules and regulations of the Society & misbehaviour with Security and staff should be strictly dealt with.
2. On the issue of construction of a temple in cosmo Campus, the President informed the GB that he has issued instruction to the Temple Committee to stop construction work until the issue of occupancy Certificate by the B.D.A / the matter is decided by General Body. He expressed his hope of reaching a consensus over it in future.
3. On the issue of encroachment upon the vacant green field adjacent to the Ampithetare by the Temple Committee a complaint was lodged by Mr. Sidhatrh Sahu, owner of H-122 through an agenda point which was taken up for discussion. Mr.Sahu claimed that the area in question is a playground to which the President's reply was, that as per the approved plan it is a plantation area. Mr. sahu claimed that he had obtained documents in favour of his claim. To settle the dispute and disagreement about the status of the area in question, the President invited Mr.Sahu to accompany him to the BDA officer for a clarification to it which Mr.Sahu agreed. However, on the issue of encroachment of about 300 sq.ft area in the diagonal north-east corner of the green field and construction thereon the meeting turned into pandemonium over an objectionable remark on the Temple Committee by Mr.Ramahari Padhy, Joint Treasurer.

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The Body denounced the unruly conduct of Mr.Padhy and on such denouncement, he first announced that he was resigning from the post of Asst.Treasurer, again after few minutes he stated that he would submit his resignation by 08-12-2019.


4. The General Secretary briefed the GB about the action taken report on the decisions by the GB in its meeting held on 08-09-2019 and the Body expressed its satisfaction over it and the MoM of the last GB was confirmed.
5. The General Secretary presented the Receipt and Payment statement of CRWA for last three months (Sept-2019 to Nov-2019) as already circulated to all the members on month wise basis. The GB approved it unanimously.
6. The General Secretary Mr.Pramod Padhy requested Mr.Ramanath Subudhi, Ex-General Secretary of the last EB to present the Audit Report for the Financial Year 2018-19. Mr.Subudhi presented the abstract of the report. Some members requested the EB to circulate the full report among all the members through PDF format in official whatsapp/e-mail for a thorough scrutiny before passing it in the next GB which was approved. The President requested Sri Sanjog Kumar Mohapatra, Treasurer to circulate accordingly.
7. The proposal of colour washing of the outer walls of all the towers, the commercial buildings and the Club House was taken up for discussion. Mr.Suresh Sahu on behalf of the Committee informed the GB the details of the tender process and negotiation to finalise the party. He informed the GB about the approximate financial implication for it which will come around Rs.1.06 Crore. In case the basement is included in it, the amount will come around Rs.1.5 Crore. The GS stated the approximately Rs.55 lakhs can be mobilized from the Society Fund and the rest of the amount required for the purpose needs to be collected from the Members / Flat owners equally at the rate of Rs.10000/- (Rupees Ten Thousand Only) per flat. This amount shall be paid over a period of 5 months from 1st January 2020 to 31st May 2020. All members unanimously agreed to this proposal. The payment shall be through secured meter. Some members made a proposal to paint the common corridors of the flats simultaneously as we can have a better bargain at this point of time with the same bidder. The GB appreciated the proposal and requested the General Secretary/Committee to consider the matter.
8. Taking into consideration a proposal from Mr.Pramod Agarwal – H-152 for filling a complaint in RERA against the Builder for providing Full Occupancy Certificate, transfer of common Area and making provision of Promised Facilities the GB approved the proposal.

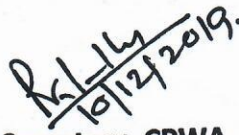
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9. Considering the request of Mrs.Subhadra Das and others to regulate the engagement of maid servant/domestic help in cosmo complex the G.B authorised Mrs. Subhadra Das and Mrs.S.Mohapatra to form a committee for the purpose, examine the issue to formulate guidelines on it and get it approved by the governing body at the earliest.
10. Regarding hosting of a website of the CRWA as proposed by Mr.Pramod Agarwal the G.B requested the G.S to examine the proposal.
11. The proposal of Mr.Sidharth Sahu to establish a RTI cell in Cosmopolis was outrightly rejected by the GB on the ground that Cosmopolis is a Private Establishment does not come under the purview of RTI Act.
12. On the status of SOP as raised by Mr.B.S.Mohapatra the GB stated that the matter was closed by the previous Body.
13. Regarding noise during repair work / making of furniture in common corridors as raised by Mr.Tapan Kumar, the General Secretary assured the GB to look into it after receipt of written complains from the Flat Owners / Residents.
14. The point raised by Mr.B.S.Mohapatra regarding role of Admin in a society communication platform of an Integrated Information System the President made a reply that at present the President has created a whatsapp group with certain protocol for communication with members. The members who violated the protocol were removed. There is no proposal for Integrated Information System pending with EB.

The meeting ended with thanks from EB


10.12.19
President, CRWA
(Mr.Ratnakar Baral)


10/12/2019.
General Secretary, CRWA
(Mr.Pramod Kumar Padhy)