



PLUMERIA RESIDENT WELFARE ASSOCIATION

(Reg. No. 2852)

Minutes of the meeting of the PRWA Board of Management,

A meeting of the PRWA (Plumeria Resident Welfare Association) Board of Management was held on 08/06/2024 in the PRWA office. The meeting was presided by Mr. Gautam Chopra, President, PRWA.

The following members were present in the meeting-

1. Mr. Gautam Chopra, President
2. Dr. Bhuvan Bhasker Srivastava, Secretary
3. Mr. Manish Mathur Vaish, Member
4. Mrs. Sandhya Agarwal, Member
5. Mr. Ajai Kumar Saxena, Member

The agenda of the meeting was as following-

1. Confirmation of the proceeding of the last meeting.
2. Discuss the unanimous board decision regarding Mr. Gautam Chopra's leadership
3. Additional Charges for Infrastructure Upgrade
4. Adjustment of Additional Charges
5. Financial Overview of Infrastructure Upgrade
6. Maintenance Charges History
7. Financial Audit Status
8. Appreciation for Staff Efforts
9. Recovery of Outstanding Maintenance Dues

The following were resolved in the meeting-

1. The proceedings of the last meeting of the PRWA Board of Management held on 31/05/2024 were confirmed.

2. Leadership Continuity:

The proposal for resignation by Mr. Gautam Chopra was unanimously rejected by all members of the PRWA Board of Management. The board reaffirmed their commitment to continue working diligently under Mr. Chopra's leadership. The board expressed their full confidence in his guidance and dedication to the welfare of the community.

3. Additional Charges for Infrastructure Upgrade:

Considering the electricity and water issues and hardship faced by residents from May 28 to May 31, 2024, these issues have significantly impacted the daily lives of the residents of Rohtas Plumeria Homes. After extensive discussion, the PRWA Board of Management unanimously decided in its urgent meeting to levy an additional charge of ₹1,000 per household. This decision was not taken lightly but was deemed necessary for the collective welfare of all residents. The funds



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will be used to upgrade and strengthen our infrastructure to prevent such issues in the future.

4. Adjustment of Additional Charges:

The additional amount collected will be adjusted against the common area maintenance bill once the PRWA receives the IFMS (Interest-Free Maintenance Security) fund (which was to be transferred to the PRWA by the Andes Town Planners Private Limited), which is currently under the Resolution process under the Hon'ble National Company Law Tribunal (NCLT).

5. Financial Overview of Infrastructure Upgrade:

The electrical infrastructure upgrade is estimated to cost approximately ₹51 lakhs (Transformer: ₹12 lakhs, DG Set: ₹34 lakhs, and Electronic Panel Repair/Replacement: ₹ 5 lakhs). Even if the PRWA's fixed deposit of ₹15 lakhs is utilized, it will not be sufficient for the upgrade. However, using the fixed deposit would deplete emergency funds, which is not in the residents' best interest. Therefore, it is crucial to keep the fixed deposit secure.

6. Maintenance Charges History:

The concerns raised by some residents regarding the additional charge. While respecting the sentiments of all residents, it is important to note that the PRWA has not increased the maintenance charges for the past 5 years. The last increase was implemented in 2019. Despite rising costs of utilities, labor, and materials, the PRWA has managed to maintain the same charges, absorbing the increased costs. However, this has left little room for capital expenditures like the current infrastructure upgrade. Funding this upgrade through regular maintenance charges is not feasible without a substantial increase, which the PRWA Board of Management.

Financial Audit Status:

The accounts were presented and approved in the previous General Body Meeting (GBM) held on 28/01/2024. The accounts of the financial year 2023-24 is currently under audit by the Statutory Auditor appointed by the members in the General Body Meeting held on 28/01/2024. As soon as the audit is complete, the same will be presented in the GBM and the balance sheets will be made available in the PRWA office for the perusal of the flat owners.

7. Appreciation for Staff Efforts:

In such challenging circumstances, everyone's contribution is crucial. The management and maintenance staff have worked tirelessly day and night to normalize the situation. Whether you appreciate their efforts or not, it is inappropriate to discourage them. Some residents consistently express negative and harsh comments, which is not conducive to maintaining ours and the maintenance staff morale.



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8. Recovery of Outstanding Maintenance Dues:

- a. The board reviewed the ongoing process of collecting maintenance bills from residents with outstanding dues. Notices have already been sent to those with significant arrears.
- b. It was decided that residents with outstanding dues exceeding ₹10,000 will be served another notice as a final reminder.
- c. If the dues remain unpaid after the second notice, the board will take legal action in accordance with the bye-laws. This includes sending legal notices to the defaulters.
- d. The board emphasized that timely payment of maintenance charges is crucial for the smooth functioning of the maintenance services being provided in the premises and urged all the residents to clear their dues promptly


(Gautam Chopra)

President, PRWA


(Dr. Bhuvan Bhasker Srivastava)

Secretary, PRWA