



# PRESTIGE BELLA VISTA FLAT OWNERS WELFARE ASSOCIATION

**Meeting No:** 06/2021

**Management Committee Meeting**

**Date:** April 10, 2021

**Location:** Google Meet – Virtual Meet

**Time:** 1600 Hrs

**Members Attended:** Enclosed (MC Members, BL&GL Committee Members, Ex Officio)

## AGENDA:

1. Welcome by Secretary
2. Prayer
3. President's Address
4. Approval Agenda of EGM fixed for 25<sup>th</sup> May 2021
  - 4.1 Passing of Revised Audit Statement for 2019-20
  - 4.2 ICICI Bank A/c closing
  - 4.3 Taking up Bye-Laws amendments & Good Living Document
5. Presentation of BYELAWS Amendments & Good Living/Residents Rule Book
6. National Anthem

## A. Discussions & Approvals:

- After welcome and Prayer, President passed on to Secretary to move forward with Agenda items.
- With regard to agenda point no 1, Secretary informed the MC that as scheduled, the Revised Audit statement for 2019-20 cannot be taken up in EGM as recorded by the Ex-Secretary in the AGM conducted on January 10, 2021 and can only be taken up in the next AGM; hence this agenda is deleted for the upcoming EGM.

3.The next EGM Agenda Item on the Closing the ICICI account is deferred for the moment a few MC Members felt that it should be maintained in view of better efficiency of operations with Private Banks. Treasurer opined that Experience with ICICI bank has been otherwise. However, it was agreed to keep the account alive. Hence, this item was also deleted from the EGM Agenda.

- The third Agenda item on Bye-Laws amendments and Good Living/Resident's Rule Book was taken up with the presentation on Bye-Laws first and a overall brief on the GLD/RRB there after by the Chair-person of the BL&GL Committee. After a detailed presentation on BL, the following queries were raised by the members.

Member	Issue	Response (BL Committee)
17A MC	<ul style="list-style-type: none"><li>• Provision in the Bye-Law for any Legal Battle between Owner &amp; Tenant or Domestic fights</li><li>• In case of Resignation of majority of OBs/MC Members</li><li>• In the Clause on Treasurer's responsibilities, he cannot be the Internal Auditor due to conflict of Interest</li><li>• Society's Nomination Circulars should be in vernacular also as per TN Society's act</li><li>• Tower MC Members should discuss and sort out the issues regarding their towers should be included</li><li>• A Member can be termed as Defaulter only after 91 days and not after 60 days as in the existing and proposed BYELaws as per RBI Guidelines</li><li>• Two-Owners tussle causing disturbance to co-Members should be addressed</li></ul>	<ul style="list-style-type: none"><li>• While this could not be explained later on found to contain under 26.2 of Existing ByeLaws, 28.2 of Amended BYELAWS and linked with Conduct Section of GL/RRB</li><li>• Election process for OBs and MC Members explained; the majority resignation needs to be address if viable</li><li>• Agreed; As suggested a MC Member would be opted</li><li>• Agreed</li><li>• Will be included</li><li>• Agreed to include after necessary consultation with Experts</li><li>• As mentioned, covered under 26.2 of Existing ByeLaws, 28.2 Amendment &amp; GL/RRB Doc.</li></ul>



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Ex-Secy	<ul style="list-style-type: none"> <li>Consider 20 points at a time and discuss than going in one go of all amendments</li> <li>CAM Charge of Rs.2.5 per sft should be maintained as per ROS</li> <li>3/4<sup>th</sup> of all members required for Special Resolutions for Clause 21.</li> <li>Contradictory issue under the VMC</li> </ul>	<ul style="list-style-type: none"> <li>Informed of having explained Clause by Clause and requested to come up with specific Qns if any by 20<sup>th</sup> so as to correct/not correct with a response before EGM</li> <li>If insisted by ROS, would be included</li> <li>Informed it is only the 3/4<sup>th</sup> PRESENT &amp; not on the whole Members which is unrealisable any time for ex. For Byelaw amendment alone.</li> <li>Request to provide the specifics instead of a broad query.</li> </ul>
Ex-Treasurer	<ul style="list-style-type: none"> <li>Changing from 1 to 2 Years – effective from next Team</li> </ul>	<ul style="list-style-type: none"> <li>It was responded that it could be effective for this Team also if it is passed in AGM</li> </ul>
15B MC	<ul style="list-style-type: none"> <li>Need more time to understand and also discuss with Tower Residents</li> </ul>	<ul style="list-style-type: none"> <li>Informed that EGM is 2 week away and the amendments are very clearly explained and should not be a problem for discussion.</li> <li>Any query up to 20<sup>th</sup> could be considered with updated shared or presented in EGM with reasoning.</li> </ul>

Chairperson, BL&GL Committee briefly explained the method adopted for bringing out the Good Living/Resident's Rule Book from where it was left in AGM in 2019 by including the one Draft shared by Prestige with all Owners upon occupation (Resident's Rule Book) and also referring to the signed regulations in every Owner's Sale Deed and linking all the three to provide a robust, rugged and foot-proof document for the Community to implement and follow for years to come. He explained the broad contents and again requested the MCs to go through and raise queries by 20<sup>th</sup>; Also, the same version is also shared with the Community earlier itself and hence by now everyone would have gone through. Requested for approval in the EGM is the Members want to bring in Good Living in PBV.

### **B. Before summarising, Secretary made two announcements:**

- 1.The visit of health dept officials on 10/04/2021 to PBV and their message from district collector that all PBV residents should undergo 100% covid testing in the coming week. To start with, 39 residents including President and Secretary underwent covid testing and others also should undergo in the coming week starting from Monday.
- 2.The visit of SRMC police officials, T15 Station on 10/04/2021: ACP wants to address the PBV residents on 11/04/2021. The agenda point is INCREASE IN CRIME RATE AND COVID 19 and requested all to attend.

### **C. Secretary summarised the discussion as below.**

- 1.Revised audit statement will be presented only in the next AGM, not in the forthcoming EGM.
- 2.ICICI bank account will be kept with minimum balance. Will not be taken up in the forthcoming EGM .
- 3.Amendment to Bye law and GLD will be taken up in EGM scheduled on 25/04/2021.

He thanked all the members once again for the active participation in this marathon meeting thru online ,which took almost three hours .

- The first virtual meeting was concluded with THANKS message from every participant at 1845 Hrs.

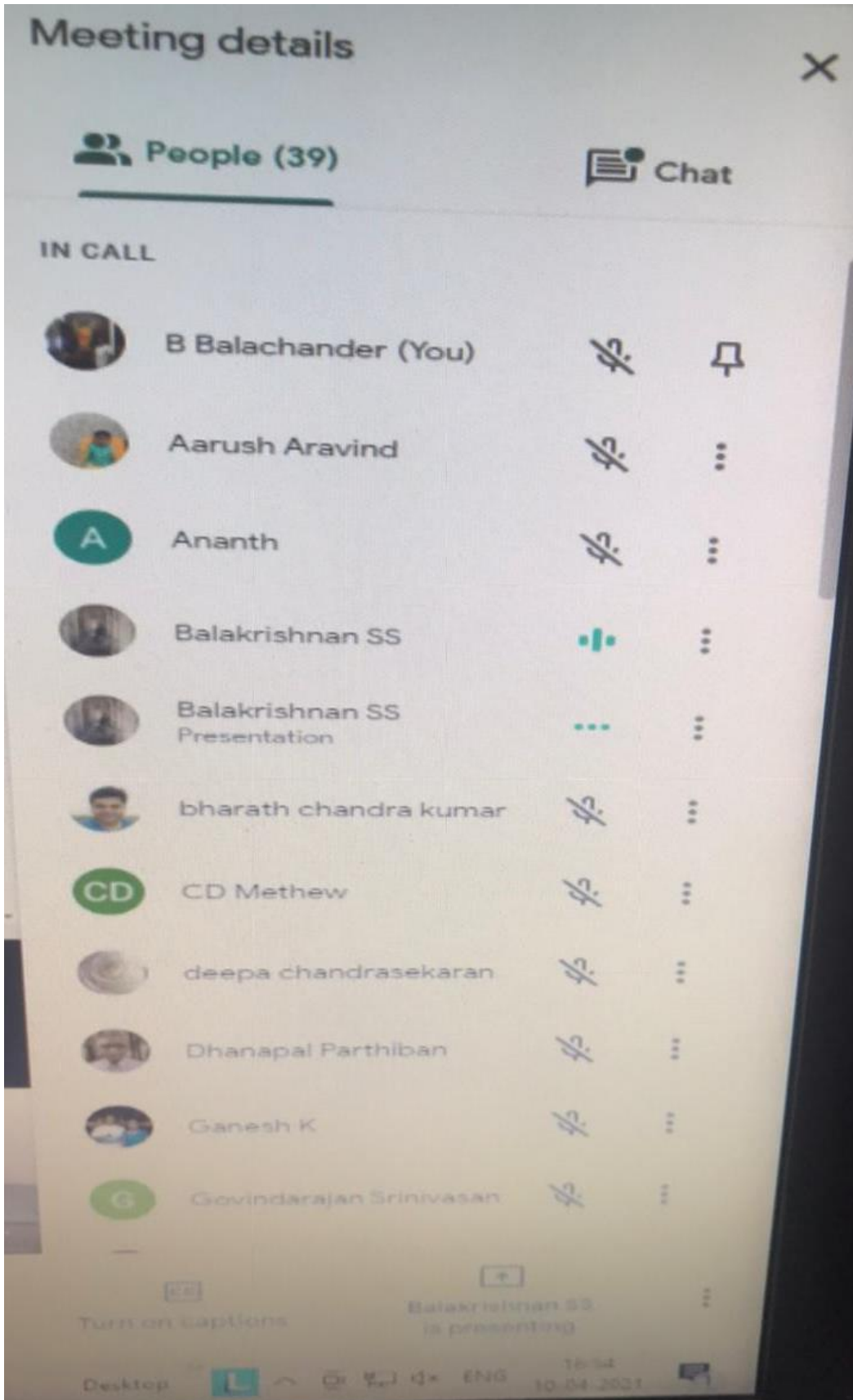
**Prepared By , Secretary**

**Encl: List of Attendees 34+2 ex-Officio+3 BL&GL Committee**



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Screen shot of Members Present





# PRESTIGE BELLA VISTA FLAT OWNERS WELFARE ASSOCIATION

Meeting details

People (39) Chat

G	Govindarajan Srinivasan	/s/	...
J	JAYAKRISHNAN MENON	/s/	...
	Jayaprakas Subbaraj	/s/	...
J	John Irudhayaraj	/s/	...
	Krishnan Ramesh	/s/	...
M	Mani	/s/	...
	Manoj Kumar	/s/	...
M	Mathivanan Mohanram	/s/	...
M	Mathivanan Mohanram	/s/	...
M	Mayilvahanan K	/s/	...
	N C Somalah	/s/	...
n	nirmal kumar	/s/	...

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Balakrishnan SS is presenting

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# PRESTIGE BELLA VISTA FLAT OWNERS WELFARE ASSOCIATION

Meeting details X

**People (39)** **Chat**

	nirmal kumar		
	P K Thiyaagavel		
	Priya Satheesh		
	Ramakkrushnan Balara...		
	Ravikumar R		
	Sabarish Vasudevan		
	Shanmugharaj Arasapp...		
	Siva		
	Sriramulu Velmurugan		
	Sudha Kannan		
	Suresh Kumar		
	Tower 20c Mc2		

Turn on captions Balakrishnan SS is presenting

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## Meeting details

People (39) Chat

	Shanmugharaj Arasapp...		
	Siva		
	Sriramulu Velmurugan		
	Sudha Kannan		
	Suresh Kumar		
	Tower 20c Mc2		
	TOWER 2B MC1		
	Vasudevan Srinivasan		
	Vedaselvi Nellaiyappan		
	Venkata Subramaniam M		
	Vijaykumar TC		
	X C 07 Bala		

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Balakrishnan SS is presenting

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