

Minutes of Extraordinary meeting of General Body of Windchants Condominium Association held on 4th Jun 2023 at Windchants Club House

An Extraordinary Meeting of the General Body of Windchants Condominium Association was held on 4th of June'2023 at 10.00 AM in the Windchants Club House.

In chair: Brig VS Saini

Present : The quorum was complete by 1030 hrs and the meeting was commenced. List of attendees is as per attendance sheet attached.

The following resolutions were passed:

AGENDA NO. 1: PROVISION OF EMERGENCY SERVICES. The following resolutions were passed with an overwhelming majority:

- A. Resolved to prioritize the urgent laying of a new water pipeline from GMDA end at Dwarka Expressway to the Windchants.
- B. Resolved to allocate approved budget of Rs. 25,00,000/- for the project of laying the new water pipeline. Please note that this amount is an approximate estimate, and the actual expenses incurred will be presented in the next General Body Meeting (GBM).
- C. Recognizing the sanitation hazard that impacts residents' health, it was Resolved to carry out immediate repairs of the Sewage Treatment Plant (STP).
- D. Resolved to allocate budget of Rs. 12,00,000/- for the emergent repairs of the STP. Similar to the water pipeline project, the actual expenses will be presented in the next GBM.
- E. Resolved to grant authorization to the Governing Body to handle all matters related to the new water connection and STP repairs, including expenses, vendor/contractor selection, etc. These tasks will be executed under the supervision of a committee formed by the Governing Body.
- F. Resolved that the capital expenditure for the laying of the new water pipeline, estimated at approximately Rs. 25,00,000/-, and the urgent repair of the STP, estimated at Rs. 12,00,000/-, will be shared equally among all owners.
- G. Resolved that capital expenditure of approximately Rs. 37,00,000/- will be divided @ Rs. 10,000/- (including GST, if applicable) per dwelling unit as a one-time payment to cover the outlined expenses. The deadline for this payment is 15.6.2023. Any outstanding amount after the deadline will accrue an 18% interest rate.



WINDCHANTS CONDOMINIUM ASSOCIATION

Registered Under Section 9 (1) of the Haryana Registration and Regulation of Societies act 2012
Redg office Windchants Community Centre, Windchants, Sector-112, Gurugram Haryana. 122017

H. Resolved that any amount paid by an owner exceeding Rs. 10,000/- (as mentioned at point G) will be treated as a loan and will be returned in the next financial year.

I. Resolved that the Governing Body will make all necessary efforts, including legal proceedings, to recover these expenses from the builder, as providing clean drinking water was their responsibility. The builder was also responsible to provide hygienic flush water and inadequate and inappropriate maintenance by the builder had resulted in the current condition of the STP.

J. The proposal to separately bill the expenditure incurred on purchasing tanker water to meet water supply deficiencies was not approved by the General Body.

AGENDA NO. 2: ACTIONS TO BE TAKEN FOR NON-PAYMENT OF CAM CHARGES.

Unanimously Resolved to take the following measures to ensure timely payment of Common Area Maintenance (CAM) charges in the event of non-payment of CAM charges beyond 30 days from the due date, to maintain the condominium's desired standards and ensure timely payment:

- A. Display the list of defaulters on all notice boards within the society, MyGate, and relevant WhatsApp Groups of owners/residents.
- B. Disable access to the MyGate application.
- C. Suspend the diesel generator backup power facility.
- D. Withdraw passes of support staff, such as drivers and maid servants.
- E. Disable internet facility.
- F. Temporarily suspend access to the clubhouse and swimming pool.
- G. Deactivate RFID access.

Himanshu Dewan
Secretary
Windchants Condominium Association
Date : 7.6.2023

Brig VS Saini
President
Windchants Condominium Association
Date : 7.6.2023

Distribution:

1. All members of Windchants Condominium Association by email.
2. The District Registrar, Firms and Societies, Gurugram.
2. Notice Board in the clubhouse.
3. Office Copy.