



WINDCHANTS CONDOMINIUM ASSOCIATION

Registered Under Section 9 (1) of the Haryana Registration and Regulation Act, 1956
Redn office : Windchants Community Centre, Windchants, Sector-112 Gurgaon

Minutes of meeting of General Body of Windchants Condominium Association held on 20 November 2022 at Windchants Club House

Meeting Notice for a meeting of General Body of Windchants Condominium Association scheduled to be held at 1100 hrs on 20 November 2022 at Windchants Club House was circulated on 4th November 2022 (attached as Annexure 1).

The quorum was not complete at 1100 hrs so the meeting was adjourned for 30 minutes. The meeting finally commenced at 1130 hrs when the quorum was complete. The meeting was presided over by Brig VS Saini, President WCA. The following discussion took place during the meeting.

Agenda No. 1. Proposal to amend byelaws of society to remove anomalies: The President apprised the house that current byelaws contain many anomalies that need to be addressed.

It was resolved by the house that to carry out the process of review of the bye-laws by forming a committee from amongst the members of the WCA by inviting names from the members. If need be, non-members and subject matter experts may also be included in the committee to ensure that bye-laws are conclusive and inclusive.

Agenda No. 2. Disclosure of the income and expenditure till the date of the meeting in the books of the society.

Mr. Krishan Kumar, Treasurer presented income and expenditure statement to house as under:

Income		Expenses	
Membership Fee	12,000	Bank Charges	118
Interest Income	48		
Other Income	6,500		
Total Income	18,548	Surplus/ (Expenditure)	18,430

All members accepted and approved the same. Some members requested that the account statement should be presented in all future General body meetings which was accepted by "Board of Governors".

Agenda No. 3. Provision to meet the expenditure for running of society office and misc expenditure: Mr. Kuldeep Chopra informed the house that WCA has no money to run and funds are required. No funds are available for setting up of office, running operations of office, salary of office staff, stationary and misc expenditure. It was informed to house that GBM dated 5.6.2022 had resolved that every member will pay a charge of Rs 2000/- every six months to WCA for running the operations of the Windchants Condominium Association. This was to be payable w.e.f. June 2022 by all owners of Windchants.

It was proposed to revise the amount to 1000/- per month to be paid bi-annually.

After detailed discussions by many members, it was resolved to revise the amount to Rs 500/- per month payable w.e.f. November 2022 by all members. This amount will be payable bi-annually in advance till the power to raise CAM charges bill is vested with WCA. This money was to be treated as loan by members to WCA and it will be adjusted in member's future bills once WCA takes full control of maintenance of facilities.

Agenda No. 4. Update on taking over from Builder was provided by Mr. Himanshu Dewan, Secretary as under:

- After the approval of the election results, a meeting was held with CEO and officials of the Experion on 20th October 2022.
- It was heartening to note that Experion and Windchants Condominium Association (WCA) were on the same page as far as the future course of action is concerned after the formation of the RWA in Windchants. Mr. Varun Oberoi was nominated as the Nodal Officer from Experion to coordinate with WCA and facilitate the handing over process regarding accounts, maintenance, common areas and other important documents in a phased manner to WCA.
- It was also emphasised upon the management of Experion that any long term and important decisions like appointment/selection of the maintenance agency should be taken in concurrence with WCA as finally we have to deal with the agency in the long run and we would like to take a mutually concurrent decision.
- Next meeting with CEO and officials of Experion Developers Pvt. Ltd. was held in their office on 10th November, 2022. It was decided that the process of handover of maintenance of the Windchants to WCA will be started immediately after receipt of clearance from the legal team by Experion. Documentation for the same will be started immediately and the next meeting to discuss the handover and documentation will take place on 24th November, 2022.

Many members needed clarifications which were provided. The house expressed unstinted support to the "Board of Managers" and requested to speed up the issue of takeover and do it as fast as possible.

Agenda No. 5. Discussion on way forward for the society. Mr. Sanjay Aggarwal informed the details to house and after detailed discussions on the subject, it was resolved by voice vote that WCA will make all out efforts to ensure that taking over of maintenance of Windchants Housing Complex from the builder is done in a peaceful manner. However, if the builder stonewalls our efforts or causes an inordinate delay in the process, the WCA will take over the maintenance of the Windchants Housing Complex from the date to be decided by the Governing Body taking into consideration all factors. Further for the purpose of takeover, the members agreed to pool in money by voluntarily advancing a loan to the WCA. The loan amount will be equal to one year's CAM Charges. It is also resolved that once the take over process is complete and WCA starts

raising CAM Charges bills, the loan amount will be adjusted against the monthly bills of the members.





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The proposal that from 1st January 2022 bills for the CAM Charges will be raised by WCA and all the payments to Mainage will be routed through WCA only, was pending. It was decided to obtain clarification regarding GST collection before considering this proposal.

Agenda No. 6. Discussion on points received from members:

1. Issue of Share Certificates. Need to start working on issuing Share Certificates to the Owners who have become Members of WCA.

It was resolved to issue share certificate to members in due course of time.

2. Construction of the 60 Meters Road. Need to work out a strategy as to how to push GMDA to start construction of the 60 meters wide road starting from our Condominium to the Expressway.

The president requested all members to use their personal influence with HSVP to expedite handover of the land to GMDA for construction of road.

3. Safe environment for playing.

- a. The kids play area needs repair, broke flooring, deteriorating equipment, broken showpiece etc, so timely repair and maintenance schedule should be followed.

It was resolved to write to Experion/CBRE to carry out timely repair and maintenance.

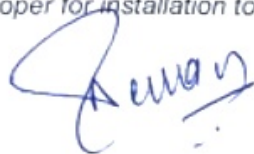
- b. Children or adults causing damage to common property deliberately or misbehaving (physically or verbally) should submit written apology and assurance of not repeating such activities. They should be banned from club area activities for one month for first offence, 3 to 6 months ban if repeat offender.

It was resolved that RWA will only act as facilitator between two parties. It is between them to arrive at a solution / approach the police.

4. CCTV related.

- a. CCTV to be installed in common sports area like Squash court, badminton court and Yoga room, to monitor, if anyone is deliberately damaging the equipment, or tampering with the resources.
- b. CCTV to be installed in the corridor of restaurant area covering entry exits of banquet area.
- c. CCTV footage in playroom should not be downloadable.

It was resolved to task the Security Committee to carryout comprehensive requirement of CCTV cameras in Windchants and the same will be projected to the developer for installation to ensure adequate coverage.





5. Checking entry and exit of delivery people: It was seen that in few instances the delivery boys were wandering in the campus for hours. Guards should ensure that the workers involved in construction or renovation do not loiter around.

It was resolved to write to Experion/CBRE to implement strict security measures to avoid such happenings and the Security committee will be tasked to look into this and propose the way forward.

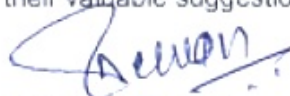
6. Lighting needs to be improved near sunken garden and area near kids pool: Flood lights may be installed.

It was resolved to write to Experion/CBRE to enhance the lighting in these areas. It was also resolved to write to Experion/CBRE to carry out a drive and repair the existing lightings especially in lift lobbies and staircases where a large number of lights are reported to be unserviceable.

Information Points. The following information was provided by the President to all members in the house:

1. **Membership status.** 129 owners have so far become members.
2. **WhatsApp Group.**
 - a. We need to have an effective channel of communication among owners and RWA members and WhatsApp groups are an effective medium.
 - b. Many members have asked to form a group where we can have formal conversations on Windchants Welfare Only. Therefore it was decided that from tomorrow onwards the WCA Group will be started where in the right to post messages will be with the admin i.e. Governing Body only. However, whenever the need is felt to have an open discussion on some sensitive and crucial issue, the window will be opened for all to post their views and opinions.

The meeting was closed by Secretary with vote of thank to all members who attended and provided their valuable suggestions.



Himanshu Dewan
Secretary



Brig VS Saini
President

Windchants Condominium Association
20th November 2022

Distribution:

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