



Sonigara Presidency A, B Wing Co-operative Hsg. Soc. Ltd.

S. No. 97/1A/1A/A(P), 97/1A/1A/24A, 97/1A/1A/25A, 97/1A/1A/21, 97/1A/1A/23, 97/1A/1A/1, Ravet Pune.

Reg. No. PNA/PNA(3)/HSG/(TC)/25779/2023

Sr. No. 97/1A, Mhaske Wasti, Pimpri-Chinchwad, Ravet, Pune - 412101

Ref. No.:

Date: 23 Nov 2023

MINUTES OF THE SECOND GENERAL BODY MEETING OF SONIGARA PRESIDENCY A, B WING CO. OP. HOUSING SOC. LTD

Minutes of 2nd Annual General Body meeting of “**Sonigara Presidency A, B Wing**” was held on Thursday 23rd Nov 2023 at 9:00 pm. in Club house.

The Chair Person, Mr. Ravindra Sonawane welcomed all the members and thanks given to managing committee for cooperation during the year and requested to proceed as per points on the agenda to committee member Mr. Manoj Patil.

The following points as per the agenda were discussed and decided.

Agenda No. 1: To read and confirm the minutes of first AGM

Mr. Manoj Patil informed the present members that the minutes of the last AGM held on 5th Oct 2023 were circulated to all members.

Resolution: Minutes of the last AGM is hereby read, confirmed and adopted.

Proposed by: All the present members

Seconded by: Mr. Manoj Patil

Agenda No. 2: To read and confirm the previous society upgrades

Members were informed about new added things in society from builder like lobby windows, fence on outer wall, barricade, top floor shed to prevent water and many more by previous POC members.

Resolution: Previous society upgrades read and confirmed.

Proposed by: Mr. Prasad Joshi

Seconded by: Mr. Omprakash Choudhari

Agenda No. 3: To read and confirm the previous society resolved issues

Members were informed about previous resolved issues like wall water leakage, wall crack repair, water pipe leakage, water tank lid installation and many more in society from builder by previous POC members.

Resolution: Previous society resolved issues read and confirmed.

Proposed by: Mr. Deepak Sawant

Seconded by: Mr. Deepak Barhate



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Agenda No. 4: To read and confirm society current issues

Members were informed about current issues in society like water blockage, lift issues, broken tiles, garden issues, club house completion and many more. Also informed about follow up with engineering team which occurs every Saturday about infrastructure and common issues.

Resolution: Society current issues read and confirmed.

Proposed by: Mr. Amit Kale

Seconded by: Mr. Hemlata Sawant

Agenda No. 5: To read and confirm maintenance expenditure

Members were informed maintenance expenditure by builder without bank statement as builder did not provide bank statement and audit report yet. Also informed about points which are not included in maintenance like AMC, club house, damages and many more. Presenter brief about high electricity usage and extra handling charges by builder which are in discussion with builder.

Resolution: Maintenance expenditure read and confirmed.

Proposed by: Mr. Alok Sharma

Seconded by: Mr. Prasad Joshi

Agenda No. 6: To read and confirm about future AMC products expenditure

Members were informed about all the upcoming AMCs like lifts, STP, generator and more.

Resolution: Future AMC products expenditure read and confirmed.

Proposed by: Mr. Girish Jadhav

Seconded by: Mr. Hanumant Korade

Agenda No. 7: To read and approve future maintenance upgrades

Members were informed about additional things required to maintain society like increase 1 security, more housekeeping, gardening equipment's, more MSEB pipes, borewells and turn off 50% of parking lights.

Resolution: Future maintenance upgrades read and approved.

Proposed by: Mr. Tejomai Nanekar

Seconded by: Mr. Amit Kale



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Agenda No. 8: To read and approve society rules and charges

Members were informed about all the rules and charges by circulating to all members and reading each rule. After reading the same to the members presented requested them to adopt the same.

Resolution: Society rules and charges were properly presented, circulated, read and as there were no queries it was unanimously agreed by all present members.

Proposed by: Mr. Atul Kashid

Seconded by: Mr. Manoj Patil

Agenda No. 9: To read and confirm club house and gym charges

Members were informed about club house booking charges, and gym uses with nominal fee for society members. Society proposed a nominal fee amount ₹ 3000 for booking with ₹ 2000 as a security deposit for any sort damage to society property. Similarly, for gym nominal amount, ₹ 1000 per annum or ₹ 100 per month defined.

Resolution: Club house and gym charges were properly presented, circulated, and as there were no queries it was unanimously agreed by all present members.

Proposed by: Mr. Omprakash Choudhari

Seconded by: Mr. Prasad Joshi

Agenda No. 10: Timing defined for Utility / Society premises

Committee member has presented a timing for Utility / Society premises.

Drinking Water	Morning: 7:30 am – 8:30 am, Evening: 7:30 pm – 8:30 pm
Gym	Morning: 5:30 am – 10:00 am, Evening: 5:30 pm – 10:00 pm
Yoga & Indoor Games	Full day: 5:30 am – 10:00 pm
Garden Lights	Evening: 7:00 to 11:00 pm
Parking Lights	Evening: 7:00 am – 10:00 pm (100% lights ON), Night: 10:00 pm – 6:00 am (50% lights ON)

Resolution: Timing defined for Utility / Society premises were properly presented, circulated, read one by one and as there were no queries it was unanimously agreed by all present members.

Proposed by: Mr. Alok Sharma

Seconded by: Mr. Girish Jadhav



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Agenda No. 11: Role assign for committee members

Committee members, within themselves assign responsibilities for smoother operation of work related to society.

Club House	Vaibhav Ghorpade, Tejas Nanekar & Manoj Patil
Water, Tank Cleaning, STP	Manoj Patil, Vaibhav Ghorpade & Deepak Sawant
Finance, Audit, Maintenance	Alok Sharma & Prasad Joshi
Electricity, Generator	Ravindra Sonawane & Omprakash Chaudhari
Garden, OWC, Lift, Solar	Sumit Meena, Mayur Patil & Vaibhav Agrawal
Hosekeeping, Cleaning	Hemlata Sawant & Rahat Qureshi
Fire Fighting, Drainage	Amit Kale & Deepak Barhate

Resolution: Role assign for committee members read and agreed.

Proposed by: Mr. Rahat Saudagar

Seconded by: Mr. Hemlata Sawant

Agenda No. 12: Installation of Solar Photovoltaic System

Members were informed about advantages and disadvantages of Solar Photovoltaic System.

Resolution: Installation of Solar Photovoltaic System were presented and as there were no queries it was unanimously agreed by all present members.

Proposed by: Mr. Omprakash Choudhari

Seconded by: Mr. Prasad Joshi

Agenda No. 13: Installation of LCD Screen Ads on Main Gates and Lifts

Members were informed about advantages and disadvantages of LCD Screen Ads on Main Gates and Lifts.

Resolution: Installation of LCD Screen Ads on Main Gates and Lifts were properly presented and as there were no queries it was unanimously agreed by all present members.

Proposed by: Mr. Mayur Patil

Seconded by: Mr. Ravindra Sonawane