

Minutes of Meeting

Minutes of the **Special General Body meeting** of the Members of the Kanara Catholic Association held at 5.00 pm on Saturday, **December 8, 2018**, at the Ground Hall at the KCA premises in Bandra (W), Mumbai.

Since there was no quorum of 30 members at 5.00 pm, the meeting was adjourned till 5.30 pm as provided by Rule 15 of the KCA Rules & Regulations.

Meanwhile, refreshments were served to the Members.

The adjourned meeting commenced at 5.30 pm, 48 members were present.

Copies of the Agenda with Explanatory statements & Objections to the Agenda (raised by a group of members), were also distributed to all members present for the SGM.

Eric D'Sa, President, took the Chair. Members of the Managing Council, including 4 Office Bearers and 4 Managing Council Members (2 MC Members absent), took their seats on the dais.

The Agenda of the meeting was then taken up.

Agenda Item 1

Project Yuvakalaya 50

The Chairman started proceedings by informing all present, that our Yuvakalaya Building will be celebrating its Golden Jubilee in 2019 and as such, we will be sprucing up the entire building by fresh painting, necessary repairs to various areas in the building, complete refurbishing of the hostel premises, improving the compound areas and beautifying the area as such, with nice flowering plants, etc. He went on to detail the various expenditures for the KCA benefit, for amounts which were passed at the previous AGMs, SGMs, in the last 3 years.

From the building repair fund, there is now a balance of Rs. 18 lakhs, which will be used for painting of the outside of the building, compound walls (approx 10 lakhs). Painting / minor repairs of the inside of the building is estimated to cost around Rs. 4 lakhs. Shifting of the entire electrical switch boards, meters and other associated work, is estimated to cost around Rs. 4 lakhs. In effect, our total budget is an estimated Rs. 18 lakhs, for which your approval is being requested. Of course, all expenses will be in compliance with the Rules & Regulations of the KCA and other applicable laws, including Bombay Public Trust Act and Income Tax Act.

Thereafter, Mr. Maurice Correa, who heads the Project Committee, explained to all members about the actual works carried out & what he intended to carry out in the near future for the betterment of the KCA premises, in a proper & cost-effective manner.

Mr. Edgar Sylva demanded to know why was it that KCA had conducted two separate structural audits, one in 2016 & one in 2018. Mr. Maurice Correa, Chairman of the Project & Building sub-committee, explained to Mr. Edgar Sylva that he had carefully scrutinised both the reports and found what one would normally expect from a 50-year old building. He had, as a builder & repairer of buildings, a lot of experience in dealing with such small defects and would do whatever necessary. Since Mr. Sylva still wanted to have the opportunity to scrutinize the reports and supported by Mrs. Kranti Farias and Mr. Jeffrey Saldanha, he was informed by the Chairman, that he could make a letter request & a date/time could be set up for that, in the coming months.

Mr. Adrian Correa then wanted to know how the estimation of expenses to be incurred under the various heads, are done. To which Mr. Maurice Correa replied that since he knew many experienced painters, he had asked a few of them to take measurements of the areas and have a good look at the surfaces before giving their estimations. Once the go ahead was given by the SGM he would have the area measured accurately and prepare a detailed tender providing the type of paints to be used and the procedure to be followed.

He also confirmed to a further question about the tendering process, that the present system in KCA was, to ask for quotations from 3 or 4 contractors around Mumbai for a sealed quote and then the committee would have detailed discussion with the best qualified tenderer, before awarding the contract.

After further discussions, it was agreed that the tendering process for the expenditure above 10 lakhs, would be drawn up and passed by the MC and besides asking for quotes from local contractors, this tender should be published in Examiner as well. This was agreed by all present

The following resolution was read out & put up on the projector, and approved by the members present.

"The Managing Council is authorized to take up the proposed repairs & painting upto a sum of Rs 18 lakhs, to be spent from the Building repair fund. Any expenditure above Rs.10 lakhs in the aforementioned will follow the KCA tendering process".

Proposed by : Mr Loy Menezes (M-50)

Seconded by : Mr Eric D'souza (D-70)

Resolution Passed

For : 41

Against : 3

Abstained : 0

Agenda Item 2

Kanara Kafe at the KCA

The Chairman started by proposing a new idea ; namely a proposal to set up a Kanara Kafe, with authentic Mangalorean cuisine, which could cater to the taste buds of our Kanara community & at the same time, much-needed regular, good food to our dear hostelites. The old mess-room & the adjoining area could be utilized for this purpose, thereby ensuring KCA of good, regular, fixed monthly income. A team of 4-5 life members have been working on this project and we do hope it comes to fruition, benefitting one & all & making KCA a vibrant place to be.

Presently, the income generated by this messroom, is very meagre & starting a good Kanara Kafe will definitely augment our income, which in turn could be utilized for our community & charity services. A full explanatory note was given to all present, together with the Agenda and all were requested to go through the same as well. It was felt that a monthly income of Rs. 1 lakh was easily achievable. At the same time, the young hostelites could be assured of regular good food on a daily basis.

Members would also be given discounted rates & delivery orders could also be undertaken, besides catering for parties & other functions at the KCA premises. Moreover, it was felt that membership of the KCA is bound to increase & thereby will increase our members visits to the KCA, which earlier was considered a dead place. Incidentally, all the necessary permissions to run the Kanara Kafe catering facility, will be obtained by the chosen contractor & they will also have to bear the furnishing & painting costs as well. The refurbishing of the kitchen will also have to be borne by

them. It is important to note that KCA will not be having to spend any money on this project. Only the air-conditioning of the Kanara Kafe (mess-hall), would be the responsibility of the KCA.

A suitable lease and license agreement for 5 yrs, with a 6% per year escalation cost, as per Govt. of Maharashtra format, approved by our legal advisors, will then be signed. There is also to be an interest-free deposit of 3 months applicable rent, returnable at the end of the agreement, and kept with the KCA.

Mr. Edgar Sylva, Mrs. Kranti Farias and few others, objected to this proposal, stating that Yuvakalaya was basically structured to provide accommodation to young men who came to the city for work or studies. Mr. Sylva further stated that the Kanara Kafe was a 'commercial' venture and did not suit the needs of the hostelites & that the KCA could not be run as a gymkhana.

The Chairman explained that there was no objection for Charitable organizations, with 12A tax concessions, in running 'commercial' activities like renting out halls, as they have been doing so for decades, as long as the income of the same is utilised for the benefit of the community and is within the objectives of the association. There was criticism about the mess being closed down, as expressed in the earlier meetings. The MC had taken note of this and mess closure was done since the required permissions from Municipality had not been taken to operate a kitchen earlier. He further clarified that a lot of effort and money has now been spent for improving the living conditions of the hostelites. The hostel accommodation improvement was at an advanced stage & the Kafe will also be in a position to provide good wholesome food to the hostelites, after meeting all the local rules and regulations. The photographs of the new refurbished hostel facilities will be made available to all, and the same will be put on our website.

Mr. Adrian Vaz, who heads the Kanara Kafe project, then briefly spoke on the benefits of running a good place for authentic Kanara food, and enhance the name of KCA all over Mumbai. He explained that the invitation for quotations, had been sent to five different caterers who specialise in providing Mangalorean food and only one has shown interest in making an offer after reading the terms and conditions drawn up by the Kanara Kafe sub-committee.

However, there was a suggestion that KCA should advertise in reputed magazines such as The Examiner and Secular Citizen, requesting for quotes for Kanara Kafe, which was agreed to.

The following resolution was read out & put up on the projector, and approved by the members present.

"Resolution 2a: Resolved that a Kanara Kafe should be set up on the KCA premises which serves food to hostelites, members and guests. Necessary approvals from the relevant authorities must be sought by the relevant contractor at no cost to KCA and in the name of the KCA"

Resolution 2b: Resolved that the KCA puts up an advertisement mentioning its intention to set up Kanara Café on the website and in a publication of repute like the Examiner etc. The Managing Council is authorized to negotiate and finalize the contract for a setup of Kanara Kafe for a period of 5 years with the shortlisted contractor. The managing council is also authorized to shortlist the contractor who will run the Kanara Kafe on the recommendation of the sub-committee which is set up to implement this project."

Proposed by : Mr Albert Machado (M-138)

Seconded by : Mr Loy Menezes (M-50)

Resolution Passed

For : 39

Against : 2

Abstained : 3

Agenda Item 3

Air conditioning the Ground Floor Hall

Further to the explanation given in the Agenda, the Chairman explained that for a start, they would have liked to install a lift for the AC halls on the first floor and obtained budgetary quotations. However, not only were the quotations high, but there would also be additional maintenance expenses. Besides, at this stage, it would be very difficult to get the required permissions from the various authorities and hence the decision has been postponed. A lot of ground work will have to be done during the next year or two before we can go ahead with the lift installation scheme.

At the same time air conditioning of the larger hall on the ground floor is, as explained, cheaper and can be carried out faster. Our inquiries that have been made, with not only the bulk bookers but also others who rent the halls for their functions and they have indicated that the hall will attract bigger demand, especially for family functions, which would include many senior citizens. The ACs can be put on only during functions and hence, power consumption & maintenance will be much lower.

The initial budgetary quotations have been received based on which, the estimations have been prepared. However, after discussions, it was felt that the estimation was too low and hence it would be better to obtain an authorisation of maximum Rs. 20 lakhs plus taxes. The Chairman agreed to the same and as with the painting process, the same procedure of inviting tenders, would be followed.

The following resolution was read out & put up on the projector, and approved by the members present.

"Resolved that the ground floor hall of the KCA be air-conditioned. The Managing Council is authorized to spend up to a maximum of Rs 20 lacs plus taxes towards this project. Minimum 3 quotations must be sought and kept on record for this project."

Proposed by : Mr Freddy Mendonca (M-137) Seconded by : Ms Premita Pinto (P-104)

Resolution Passed For : 33 Against : 3 Abstained : 1

There being no further business, the meeting ended at 7.30 pm, and members proceeded for the Christmas Cheer function in the AC hall.