**Pre AGM QUERIES and UPDATS discussions**

1. **Finance**:

* Any queries from report on expense and income. We are anticipating few. Expecting MC to share few.
* Major project expense can be presented just we did in last year AGM. Most of these already covered in Hony Secy report. We can discuss in our pre-AGM meeting
* **Building structural changes as per Audit report**, a ballpark figure (high level) estimate of 15 to 20 lac cost if we go for “must have mandatory” changes as per agreed with auditor as of now.  We can propose 10k per member at least as infra fund for this year. We can also have one slide quick progress updates in this regard, can be covered with Bijoy separately .

1. **Other Major queries:**

* Update on status progress of fire, building completion and lift renewal certificate. Secy report may cover.

1. **Solar**

* Solar savings payback to be passed to resident from Nov onwards. This can be adjusted with electricity bill. Detail calculations on solar saving are being carried out.

1. **Electricity Individual connection**

Following queries to be reconfirmed

1. No extra expense from members apart from 3600/- security deposit and 200/- as BSES contractor initial survey fees
2. No civil work and extra space required
3. Solar power adjustment
4. Society will hand over the existing infrastructure including transformers and other equipment to BSES without any hidden cost.
5. Common area meter connection. Current system not supporting connecting all sources to single meter . This will have extra cost connecting the equipment (water pump, common lights, lifts etc) to common meter.
6. What agreement to be signed between society and BSES after handover. Need clarity on all future expense of maintaining, repairing transformers, including HT, LT, Feeder panels, electric cable, and all other equipment. Is this complete BSES responsibilities. This needs to be documented after handover.

**Next step**

1. Taking resolution in AGM to go ahead exploring of this for implementations.
2. Identify and Appoint BSES approved contractor who will do the job for us .
3. Request contractor to submit the complete report in terms of financial & commercial, infrastructure and other operation and governance aspects in detail
4. MC needs to critically examine the complete process from execution perspective to clarify all doubts and queries of residents from contractor.

**Few open queries for MC to decide ???**

1. Are we allowing partial or 100% conversion based on consent .
2. There will be few who won’t like to go for individual.
3. As an MC, we need to take our stand. If we are OK with 100 percent individual conversion, this decision needs to freeze taking another resolution in AGM.
4. Power load requirement for individual flat, 4kw/5kw/6kw ?. As per current understanding, the individual flat owner will take this decision consulting with BSES contractor as per their guidelines of having power point usage and consumption. Needs confirmation.