



MINUTES OF SPECIAL GENERAL BODY MEETING

SUNDAY, AUGUST 2ND, 2009

The meeting commenced at 4:00 pm after two adjournments due to a lack of quorum with the recitation of the Holy Quran by our President, Br. Arif Jacksi. Following that, he welcomed and thanked members for their participation.

1) Review & approval of a contractor for repairs to our roof:

- a. Br. Arif Jacksi clarified that 2 quotes were transferred to the current managing committee (M.C.) from the previous managing committee, and the third quote was procured by the current M.C.
- b. Br. Safder Hasham suggested that some patchwork to the roof would be sufficient. This fourth option was added to the quotes.
- c. Br. Raza Manji inquired if the meeting could continue without the patchwork being listed prior to the meeting. It was agreed by the floor that the meeting should continue.
- d. An inquiry was made as to when the last repairs to the roof were carried out. Br Safder Hasham stated approximately 2.5 to 3 years ago.
- e. Br. Safder Hasham suggested performing duct work by applying primer and then silver coating the areas needing repairs. Costs were estimated at \$4,000 to \$5,000; plus duct work estimated at \$2,000 to \$3,000.
- f. Br. Safder Hasham clarified that areas where leaks are present will be repaired, and seams that need repair will be addressed. Br Hussain Ismail reiterated the importance of working on unaffected areas too.
- g. Br. Arif Jacksi inquired about a warranty from Br. Safder Hasham. To which Br. Safder disclosed that he was willing to agree to a 2 to 3 years warranty.
- h. Br. Raza Manji inquired about the allocation of funds for such repairs. Br Hussain Ismail confirmed that a resolution was passed to earmark funds for roof repairs for up to \$30,000. Br. Raza Manji followed through with a proposal to repair the roof if funds were allocated.



- i. Br. Arif Jacksi clarified that the first three quotes presented were not for the roof to be replaced but to be repaired i.e. that an additional layer of roofing is added to the current roof. Br. Raza Manji inquired if that was permitted. Br. Hasnain Rashid inquired about the age of the current roof. Br. Mustafa Shivji confirmed that the current roof was replaced by a new roof.
 - j. Br. Mohammed Hassan requested for verification for a mandate from a previous GB meeting that the restricted funds were to be reallocated towards roof repairs. Minutes to be reviewed.
 - k. **Motion Passed:** Br. Hussain Ismail proposes to select Br. Safder Hasham to carry out our roof repairs at a cost of up to \$8,000 with a 3-year warranty; seconded by Br. Hasnain Rashid.
 - l. Br. Hasnain Dharsee commented on the numerous pro bono repairs performed by Br. Safder Hasham. Br Sameer Peera confirmed with Br Safder if the quote included repairs to both the a/c duct work and roof.
- 2) Review solutions for repairs to our shed:
- a. The fumigation issue was discussed.
 - b. Remove shed and replace it with portable sheds to prevent rodents.
 - c. Br. Safder Hasham quoted \$1,000 to tear down the shed. An additional \$600 to \$700 for garbage removal.
 - d. Br. Mustafa Shivji suggests installing 2 portable sheds instead of metal sheds which get hot in the summers. Cost of portable sheds approximately \$3,000.
 - e. Br. Firoz Mukhi: Existing shed is in violation of permit rules. Suggestion to remove permanent shed and replace it with portable sheds - will not violate permit rules.
 - f. Br. Hasnain Rashid proposes removing permanent shed and replacing it with temporary sheds.
 - g. Br. Hussain Ismail suggests getting a permit and installing a permanent structure. Br. Arif Jacksi inquired about the age of the current shed. Br. Hussain Ismail claims 1998; Br. Hasnain Dharsi claims 5 to 6 years.



- h. **Motion Passed:** Br. Raza Manji proposes to avoid removal costs by having volunteers participate, and then proposes a mandate to allocate \$5,000 for removal of current shed and installation of 2 portable sheds; seconded by Br. Hassan Peera.

3) All other maintenance issues at our Center:

- a. Miscellaneous items were explained by Br. Arif Jacksi.
- b. Br Hussain Ismail confirmed that some costs related to the miscellaneous items were approved in an earlier meeting. Br. Safder Hasham approximates \$5,000 for shoe rack.
- c. Br. Hussain Ismail confirms that \$15,000 was budgeted by the general body for general maintenance of the center. The itemized issues do not need to be clarified. Br. Raza Manji comments that an earlier mandate does not automatically permit spending the allocated funds. He proposes that the ladies shoes area should be repaired too.
- d. Br. Mustafa Shivji proposes to replace the ceiling units on the second floor with units in good condition from the first floor, and replace the ones on the first floor with new units.
- e. Br. Sameer Peera comments that the details being presented are just an overview. A note of caution from Br. Raza Manji and Br. Hasnain Dharsi on taking care with how we spend the allocated budget on capital expenditures. Br Sameer Peera accepts that the \$15,000 allocated is the upper limit, and that caution is being observed in keeping the expenses low. Br. Arif adds that the budget will be used first for important and necessary renovations.
- f. Br. Raza proposes asking for donations for big ticket items.
- g. Br Mustafa Shivji proposes to improve the audio system. Br. Raza Manji comments that a mandate was passed for \$10,000 to be budgeted for upgrading our audio systems – to be verified.
- h. Br. Safder Hasham brought up the issue with security, and Br. Hussain Ismail brought up the issue of garbage dumpsters with covers.

The meeting was adjourned at 5:13 pm with the recitation of the Holy Quran by Br. Muntazir Jamal.

Submitted by Jt. Secretaries: Br. Sohail Abdullah & Br. Muntazir Jamal