

## **Minutes of the General Body meeting: August 7,2005**

Jain Society of Greater Cleveland (JSGC) had called a Special General Body Meeting (GBM) of its members starting at 12 noon on August 7, 2005, at Quality Inn in Richfield, OH. The meeting was to discuss the offer by Dr. K. C. Bhaiji to donate 8.5 acres of land in Richfield Township to JSGC for building a Jain Center/Jain Temple in detail and if possible, request permission from the membership to accept the offer as a starting point for building a Jain Center/Jain Temple in the Greater Cleveland area.

Per published agenda lunch was to be served from Noon to 1.15 PM, with the meeting officially scheduled to start at 1.30 PM. To familiarize the members with items to be presented and discussed, two copies each of the following documents were posted in the meeting hall for members' review prior to the meeting:

- Offer letter from Dr. Bhaiji (dated July 28, 2005, signed by Dr. Bhaiji and Sheetal Jain)
  - Schematic drawings of the Jain Center/Jain Temple submitted to Richfield Township to secure a conditional use permit
  - Approved conditional use permit from Richfield Township
  - An EPA approval letter and
  - An opinion from an independent attorney indicating the suitability of the offer for acceptance by the JSGC
- Jignesh Shah (President) called the General Body Meeting to order at 1.30 PM. 95+ members were present and per the JSGC constitution the GBM started.
  - All the nine Executive Committee members namely – Jignesh Shah (President), Meena Jain (Vice President), Dipika Shah (Treasurer), Premal Shah (Secretary), Minesh Shah, Ashwin Turakhia, Mayuri Dalia, Neha Shah, Tushar Shah – were present.
  - All the Temple Committee members namely – Jignesh Shah (President), Mahendra Shah, Pradip Shah, Minesh Shah, Nikhil Vakharia, Dilip Maniar and Falgun Shah - were also present.
  - The minutes of the previous General Body Meeting held on 11/21/2004, which had been available on the JSGC website, were unanimously approved by members by voice vote.
  - Jignesh Shah invited Dr. K. C. Bhaiji to the podium. Dr. Bhaiji informed the General Body that Mr. and Mrs. Sheetal and Parul Jain will be donating the land as his assignees. Sheetal Jain informed the community that he and Parul Jain were very pleased to be donating this land to the JSGC for building the Jain Center/Jain Temple and will be doing so per the conditions mentioned in the offer letter dated July 28, 2005.
  - Jignesh Shah requested Kushal Baid to conduct the meeting – to make a presentation to the General Body on behalf of the JSGC Executive and Temple Committees regarding the offer and its merits, conduct the question – answer

session and then take a vote on whether the offer of the land should be accepted.

- Kushal Baid made a presentation to the General Body. The presentation is attached at the end of this report in its entirety.
- The outline of the presentation was:
  - Activity to date
  - Review of Donation Letter
    - Location of property proposed for donation
    - Review of drawings submitted for zoning approval
  - Review of zoning approval letter
  - Review of Attorney opinion
  - Suitability of proposed land for JSGC – Jain Center
  - Recommendation of JSGC Executive and Temple Committees
  - Open discussion
  - Vote on the offer
- In the presentation all the five documents mentioned above were shown in their entirety and in summary form. The pros and cons of this piece of land for the purposes of building a Jain Center/Jain Temple by the JSGC were also presented followed by the recommendation of the Executive and Temple Committees that the offer of land in Richfield Township for building a Jain Center/Temple be accepted.
- The floor was then opened for questions.
- Shirish Jasani asked “How are we going to have showers if we have no drain?” Mohanbhai replied back mentioning that showers do not need floor drains in this context. So we should be ok.
- Pravin Shah inquired if the parking spaces were sufficient for the functions? Kushalbhai replied that during our four major functions we have around 200 people participating and 87 parking spaces seems to be reasonable but we can always apply for more parking spaces in future.
- Rakhi Shah asked as to how we would handle parking and noise issues during the Pratishtha/Grand opening function? Kushalbhai mentioned that we have 3 motels nearby owned by community members and friends and we could use their parking spaces. We can also request special permission from the Township for a special occasion.
- Pravin Mehta wondered if the oil/gas pump on site would be an issue. Mukund Daliya mentioned that there is no issue with the gas well on site. The matter will be looked in detail, if needed.

- Manendra Kothari asked as to what was meant by the statement that the Temple would be completed within 42 months as mentioned in the donation letter? Does it mean completely ready or some part? Kushalbhai mentioned that EC expects the entire project to be completed within 12 to 42 months.
- Sashin Shah asked that as per the current permit we do not have any kitchen facility. So no cooking and only warm up facility available. Is that ok? Kushalbhai mentioned that we can always try for another permit for kitchen facilities, if the community deems it necessary.
- Mahavir Shetty wondered weather 600 gallons waste water limitation was ok? Mohanbhai mentioned that 600 gallons limit is only per day. The septic tank itself had a capacity of 4000 gallons and during one of the four major functions where we have maximum participation we might use about 3000 gallons of water and we should be ok.
- Sashin Shah asked if we have a resident permit or design for pujari room? The sub committees will decide on this issue.
- Pravin Shah asked if the gas well was in our property and how old is it? Mohanbhai responded that the gas well is part of the donation proposal and will become the property of JSGC. The well is probably 10 years old. Generally, they have a remaining life of about 10-15 years.
- Hemendra Mehta proposed to "Accept" the offer without any further questions. Kushal Baid indicated that we would be happy to go for a vote, once all the questions from the community had been raised.
- A question was raised as to "How big is the hall?" Kushal Baid pointed out that we had permission to build a 9,900 sq. ft area – which would be twice the space as compared to the current hall in which this meeting was being held. The division between the temple space, hall space etc would be decided upon by the appropriate committees.
- Another question was: What would be the cost of closing the gas well after 15 years? Kushalbhai Baid mentioned that generally such gas wells are capped after their useful life and the cost is likely not to be large. Mohanbhai confirmed it.
- Jitendra Gandhi asked if we need any environmental assessments. Mohan Jain mentioned that this is "virgin" land and that to our knowledge there has never been any industry or gas stations etc on this land. So we should not need any environmental assessments. Mukund Dalia mentioned that we do not need any assessment as gas well is ~800 ft away from the street.
- Hansa Sutaria mentioned that we have been waiting for temple since 1975, it's time to make it happen now.
- Someone asked as to how much money does the society have right now? Kushal Baid responded – with Dipika Shah – Treasurer's approval - that we have ~\$230000 in Dev Dravya and ~\$20000 is Sadharan funds.
- Meena Gandhi was wondering once the temple is built how accessible will it be? Kushalbhai mentioned that sub committees will decide on the timing based on if we have a full-time pujari or not.

- Asha Narichania asked if we would take any directions (Margdarshan) from Acharya Maharaj on temple. Kushalbhai mentioned that we will definitely take all necessary directions from Acharya Maharaj in India and apply them as best as practical in USA.
- Shirish Jasani asked if we are going to incorporate the Jain Temple independent of the JSGC. EC will decide on this issue after the offer is accepted.
- Rajesh Shah asked if we are going to follow guidelines from JAINA? Kushal Baid responded that we are not required to follow any guidelines from JAINA. We would definitely consult them for their expertise.
- Ramesh Shah asked who is going to accept this offer- JSGC or a separate structure? Kushal Baid responded that the Executive Committee will decide on the issue, if the proposal is accepted.
- Vinod Sutaria mentioned important questions had been raised but he seconds the proposal of Hemendra Mehta to accept the offer.
- Dilip Maniar asked if there will be any kind of asadhana in using septic tank for Prakshal water? Vinodbhai mentioned that we will consult other temple committees in USA and ask them as to how they deal with this issue.
- Ashok Shah wondered if we should take an attendance before we vote. Kushal Baid asked "what would be the purpose"? The General Body decided not to take any attendance and proceed directly to voting.
- At this point with no additional questions from the floor, Kushal Baid presented the following resolution:
  - ❖ It is resolved that the 8.5 acre land (having a permanent parcel # 4800293 and located east of property address 3250 Boston Mills Road), in Richfield township, OH being offered to the JSGC to build a Jain Center/Temple be accepted with the terms as described in the offer letter dated July 28, 2005.
- Hemendra Mehta proposed it and Pravinbhai Mehta seconded the resolution. Voice vote was taken and the resolution was approved unanimously.
- Jigneshbhai thanked everyone for attending this meeting.
- Dr. K.C.Bhaiji thanked the community for accepting the land.
- Mohanbhai Jain also thanked Sheetal and Parul Jain and their family for donating the land and the community for accepting the offer.
- The General Body Meeting was adjourned at 3:00 PM

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