

Minutes of the General Body Meeting: December 13, 2009

Jain Society of Greater Cleveland (JSGC) held a General Body Meeting (GBM) of its members starting at 1:20 PM on December 13, 2009, at the American Phillipines Hall in Parma, Ohio

Minesh Shah (President) called the General Body Meeting to order at 1:20 PM. Approximately 75 members were present and per the JSGC Code of Regulations the GBM started.

- Of the nine Board of Trustees the following seven were present – Minesh Shah (President), Shanti Jain (Vice President), Sunit Jain (Treasurer), Kamna Jain (Secretary), Parul Jain, Mayurika Shah, and Kalpesh Shah.
- The minutes of the previous General Body Meeting held on October 24, 2009, which had been available on the JSGC website, were unanimously approved by members by voice vote.
- During the last GBM, it was discussed to eliminate the paper copies of the Jain Times unless specifically requested. Minesh Shah announced that forms would be sent out soon to notify all members.
- Minesh Shah announced that Purvin Vakil has the pledge form, so please be sure to take that. For last years and previous year's outstanding pledges, we have stamped envelopes so people can send in their checks.
- We did not announce a sponsorship for this event; however, there is a cost, so please donate.
- The current BOT members are Shanti Jain, Sunit Jain, Kalepsh Shah, Kamna Jain, Sunil Daga, Anil Jain, Mayurika Shah, Parul Jain and Minesh Shah. Mayurika Shah, Anil Jain and Kamna Jain will be leaving their positions. The new BOT members will be Apurva Shah, Mitten Doshi, and Nipa Turakhia.
- Jain Center Project Update: Kushal Baid was invited to present a Temple Update.
- Progress report: The roof is complete, currently the electrical, plumbing and HVAC work is progressing. The gas line has been installed. Three ramps are complete. The plans have changed somewhat due to weather factors. The driveway was not completed so the floor was not done because of mud.
- The first shipment of marble has arrived in New York. The second shipment will be shipped by year end before December 24. It will be to us by February. The real work of marble installation will begin then. Two Shwetambar murtis have been completed and the fabrication of Digamber murti is in progress.
- The net gain from the Bhaktamar Poojan and Bhajan Sandhya was \$262,694, with approximately 150 in attendance each day. The brick program was very successful. There are about 40,000 bricks in the building and about 6,000 were donated so far at \$5 a brick.
- The three events net gain:
 - Bhoomi Poojan \$42,637.73, Shilanyas \$104,286.91, and the Bhaktamar Poojan \$262,694.00
 - The MCC and the BOT deserve credit for making these programs a success. Each was more successful than expected.

- The total sadharan commitments are \$1,358,151.78. The pledges in the maintenance account are \$69,811 and other income is \$85,393.53. Now cash flow is becoming an issue as we are spending money. We have ~\$140,000 of uncollected money, please fulfill those pledges.
- The total committed funds in the Dev Dravya are \$756,482.32. Of these, the uncollected pledges are \$143,647.00 from pre 2009 as well as this year.
- The total project expenses to date are \$1,176,174.15.
- The total in uncollected pledges including Dev Dravya and Sadharan are ~ \$280,000. We have a total of about \$700,000 available in both accounts. If we receive all the pledges we will come very close to meeting the current budget projections.
- There have been some changes, however, in the construction and Temple related costs In construction, the changes are due to a change in the contractual price, and due to the change orders coming from changing parameters, change on county regulations and upgrades. All these changes affect costs.
 - The contractual price was \$1,625,000. That was \$200,000 less than other bids. MJJS have now offered to reduce the contractual price to \$1,525,000 giving an additional savings of \$100,000.
 - The change orders, however, have been greater than anticipated. We ~~have~~ had done our best to estimate but our estimate was off. The change orders are reviewed and approved by the ECC.
 - The soil prep was \$22,000. We could not start until we did soil improvements.
 - The county required 2 additional ramps costing \$23,000. Make-up air and commercial hood for the Kitchen cost \$28K. Two exterior domes needed to be raised, so access doors could be available, that was \$9,600. Three blocks walls and concrete pad were \$5,600. There was miscellaneous cost for \$2,300. Total cost for changes due to County requirements was \$68.5K
 - The total upgrades cost to date is \$25,200. Radiant heat instead of electric in the rangmandap cost \$8,000. That was a better option. Pella Windows with blinds which are the best windows available cost \$6,000. The security system and card reader was \$5,000. Things are valuable to us and we are getting this system so that it will ring into the police station. The Bhamti wall modification to accommodate 24 murtis cost \$4,200. Modified lighting was \$2,000.
 - Error corrections were \$12,300. All the above, approved change orders, total \$128,000.
 - There are additional change orders pending approval. The concrete parking lot and driveway cost increase of \$10,000 and \$24,000 for soil import. All of these add up to \$162,000.00 for total change orders to-date.
 - There is an anticipated allowance increase for Well water softener system of \$10,000. Allowing for any additional change orders of about \$38,000, the total budget for change orders is \$210,000.
- The summary of Derasar cost changes:
 - The Shikhar cost went from \$75,000 to \$45,000 by using fiberglass instead of marble.
 - The cost of originally ordered marble items also reduced by \$16,000.

- The cost increased in ordering the Bhamti murtis - \$20,000 for installation and \$29,000 for fabrication.
- The upkarans cost increased. Bolis for upkarans were successful so the Gabhara Committee suggested that we should use the best materials. Some things are now being proposed to be made in silver. The difference in the cost of silver and german silver is about \$38,000. The Ghabara committee recommended using silver.
- The ghabara upgrades were \$36,000. The dome inside the rangmandap is going to cost \$30,000. Doing that later will be very difficult. The mosaic for the rangmandap floor will be \$4,000. The ghabara ceiling will be \$2,000. Some of these changes will be extremely difficult to do later as things would need to be broken and remade.
- The total cost increase is for Deraser (Temple) items is \$102,000.
- Other costs increases are \$15,500 for the A/V system; the kitchen appliances about \$15,000. The total is \$30,500.
- The summary of the changes: The net budget increase requested is \$230,000 if we accept \$83,000 for upkarans (using silver). The revised budget would be \$2,390,000 (as against current \$2,160,000). This would leave us ~\$275,000 short – assuming we receive all the unfulfilled pledges. We expect to raise \$200,000 - \$250,000 net from the pratishtha. So, the budget should be manageable.
- Kushal Baid then opened the floor for discussion of the budget proposal.
- Dilip Maniar said that on behalf of the ECC thank MJJS for additional savings. He asked when MJJS is going to return the loan of \$100,000. Mohan Jain answered that that money will be returned at the completion of the project. There was a 5% retention fee that is being retained by JSGC.
- Dilip Maniar requested that the ECC review the MCC's presentation before it is presented at the GBM. Kushal Baid answered that the MCC doesn't clear write ups with anyone. The teams provide the input.
- Dilip Maniar then said that the parking lot was not delayed by weather - that is incorrect. Kushal Baid answered that is what was indicated to him.
- Pravin Mehta, part of the ECC committee, said that they were told by MJJS that there will not be a cost increase of \$10,000 due to the concrete parking lot. Mohan Jain answered that in every meeting ECC were told there is an extra cost of \$10,000 pending approval. If we meet our goal of \$1.525 million, no change order will be presented. If we exceed that then MJJS will present the change order for \$10,000.
- Pravin Mehta asked about the soil import change order for \$24,000, pending approval by ECC. If that was related to the parking lot being made out of concrete instead of asphalt? Jitu Shah answered that this expense was not due to that change.
- Mulchand Gala asked if the temple update presentation will be on the website for people to review later. Kushal Baid said it will be posted on the website soon.
- Apurva Shah asked if the the A/V and kitchen expenses are mandatory or are they nice to have? Kushal Baid said that the A/V expense is mandatory because otherwise we will have to spend more money for rentals etc during Pratishtha and installation of these systems later is always more costly.

- Dilip Maniar asked if we need \$230,000, how much is for Dev Dravya and how much for Sadharan? Kushal Baid answered that we do not have a detailed breakdown but if at the pratishtha we receive more funds in Dev Dravya then we may have to borrow from the Dev Dravya fund for Sadharan expenses, but that money will have to be paid back to Dev Dravya with interest.
- Shoba Sheth asked if we can have one account instead of two accounts as they have done in L.A. and other places? Nalini Shah answered that one account is against the shastras. If someone else is doing it wrong, it doesn't mean that we should do it wrong also.
- Arun Shah said he didn't see a schedule for completion. Kushal Baid answered that the hall and service area will be completed by April. Pravin Mehta added that in ECC he saw the completion date as June 15 and whether we can plan the Pratishtha for early July. Kushal Baid said that pratishtha date is based on muhurat given by Acharya Maharaj and is not in our hands. The next weekend date would have been in November.
- Jitu Gandhi said why don't we keep all the money in sadharan. Other centers have one account and this cannot be the opinion of one person. Kushal Baid said it is not a matter of voting in our sangh. We have always maintained two accounts – Dev Dravya and Sadharan. Jitu Shah said that we started when we started money for swapnas. Vinod Sutaria said there have been separate accounts since 1996. This is based on the Jain Acharya Bhagwant. This is Jain religion and this is how it works. Kokila Parikh said that when a scholar visits, maybe we can have an explanation given then.
- Deepak Sheth said that at the beginning of the project we were very skeptical. We want to congratulate all team members for doing a great job. We should be looking at this as a positive thing. Thanks to Jigneshbhai and Mohanbhai for saving money.
- Vinod Sutaria said that all should be congratulated. All questions come with good intentions. He asked again about the silver versus german silver option. Milan Jhaveri said that people made bolis based on silver. After some discussion, a vote was taken of the members on whether to choose silver or german silver. The majority voted on silver.
- Kushal Baid presented the resolution: "It is resolved that the Jain Center Main Center Committee (MCC) and its subcommittees are authorized to disburse up to \$2.39 million to build the JSGC Jain Center." Deepak Sheth made a motion to approve and Shanti Jain seconded the motion. The motion was approved with a majority vote.
- Kushal Baid then continued with the rest of the Temple update
- The Pratishtha will be held from July 2 to July 6. There will be a Bhajan Sandhya on June 4th with bolis for drama and others. There will be a Khumbh Staphan and Deep Staphan vidhis on June 24. There will be a snatra pooja after that every day until July 2nd. As soon as the programs are finalized they will be announced.
- The path forward: Target dates:
 - The hall/service area completion - April 2010.
 - The ghabara/rangmandap - May 2010
 - The driveway/parking lot - June 2010
 - We will continue prathishta planning.

- FC will continue collecting funds.
- The above completed the Temple update presentation. The floor was the open for questions.
- Jitu Shah thanked Kushal Baid for giving a nice presentation. He said he thinks MCC voting is out of balance. The chairpersons of all the subcommittees do not have voting rights. When we started, they all had voting rights. They were eliminated at some point and he thinks that is wrong. Would like input from MCC. Kushal Baid answered that he didn't know if this was the forum for this discussion.
- Jitu Shah then asked where the right place is. Kushal Baid answered the MCC should have some privilege to discuss this internally. All committees have had changes and made their own decisions. Same should apply to MCC.
- Jitu Shah said that this was brought to Kushal Baid's and MCC's attention many times with no answer. The chairperson of FC and BOT should have voting rights. Premal Shah said that was on the agenda of the last MCC meeting however since the meeting ran over 4 hours, the item was postponed until the next meeting. Kushal Baid said he does not have authority to make this decision, the MCC has to decide. We did not want to constantly change voting members, and then we would have to rehash the same issues when someone new was introduced.
- Pravin Mehta asked what is the current constitution of who can vote in MCC? Kushal Baid answered that is basically it is not an issue. These 9 people were selected by the then Executive Committee and approved by the General body, not as chairpersons. Sunit Jain said that BOT president should be a voting member and committee chairs should have voting rights.
- Dilip Maniar asked how it is decided who gets voting power. Kushal Baid said that it is an evil word, voting power. There was no issue of voting power. The original members were selected by Executive Committee. When changes occurred, the remaining MCC members voted on who would have voting privileges.
- Vinod Sutaria said the only committee that does not have voting power is PRC. He added that Kushal Baid will give every reason why they should not have voting power. To balance power, all chairpersons should have voting power. He said that the General Body should remove this imbalance. This MCC should constitute all chairpersons into MCC.
- Meena Jain said that the facts are a little wrong. The ECC decided to let go of Jignesh Shah, so one ECC member was gone. All nine members have put their heart and soul. If that was the issue, then someone should have come forward before.
- Dilip Maniar asked if it was mentioned that the PRC resigned at any point in the GBM. Meena Jain answered that the way this issue is being brought up is very disrespectful.
- Minesh Shah added that this issue belongs in the MCC. They will take it back to the MCC and issue is the 13 members to have voting rights. Currently there are 9 MCC members and they want an increase to 13. Minesh Shah stated that they did not discuss the PRC because it has not been resolved. The PRC resignation was not accepted. Premal Shah added that we have formed a committee comprising of Minesh Shah, Ashwin Turakhia and Sailesh Nanavati to resolve this issue.
- Vinod Sutaria said the PRC has not heard anything and but he has heard that the MCC has decided to close this issue, to accept PRC's resignation. Minesh Shah

said this issue was not discussed nor resolved as one of the PRC's members was out of the country and this had been conveyed to the PRC chairperson.

- Minesh Shah concluded the discussion by saying that this issue will be discussed in the MCC and we will bring it back when a decision has been made.

The General Body Meeting was adjourned at about 4:25 PM

Respectfully submitted by Kamna Jain, February 20, 2010