

ZACUCE Minutes 2/3/08  
Noshir & Nergish Karanjia's house

Attendees:

Diana Dadachanji (trustee), Cyrus Mehta, Katayun Kapadia, Ava Lala (trustee), Jehan Kasad (trustee), Anoo Sukhia (trustee), and Noshir Karanjia (trustee)

### **I. Update on Cherry Hill property**

The Cherry Hill area is ideal because we need an area that has a core community of roughly 20 families (Cherry Hill, Marlton & Voorhees all qualify) and Cherry Hill's township is also receptive and multi-cultural.

Met with the owner and owner's engineer and asked about whether they can provide conceptual plan. They said they will not do anything until they have an agreement of sale. Conceptual plan will cost \$2,000.

The property was listed for \$350K originally, then \$275K. We put in a bid for \$200K. They countered back at \$225 and revised our offer to \$215K. We are waiting to hear back from seller. We debated how high we should counter is they do not accept our \$215K bid or stay at their \$225 counter. Four of the trustees in attendance (Ava, Anoo, Jehan & Diana) voted to go as high as \$225K; Noshir voted to stay at \$215K.

If the offer is accepted, then we draft an agreement of sale, as well as communicate the news to the larger community. Then we have 60-90 days before closing. Between than time, it will take 45-60 days for the engineer to give us a conceptual plan, then we have another month to take it to the township to get their blessing. This is not their approval, but rather an acknowledgment that it's an acceptable proposal and you can go ahead and submit a detailed plan. To present to the township would cost about \$300-400. It does not make sense to have the sale of the property tied to the township approvals, since it can take over a year to get all the necessary permits and permission in order to break ground.

We debated the merits of whether to go with the current engineer familiar with the property, as he has a closer relationship with the seller. His conceptual plan just shows whether our building requirements could fit on the property, and the township will also have to approve the plan. In addition, it may slow down the process to hire someone on our own who is not familiar with the property. If we decide to move forward we may hire our own expert to review the plan. The real architectural and engineering plans will cost about \$50K.

Noshir and Anoo talked to Porus to give him an update. If the offer is accepted by the seller, we will let him know and then will need to figure out how to communicate to the association.

### **II. Misc.**

- Can we call the Cherry Hill mayor to the Navroze function (after AGM meeting)? We will have to coordinate through ZAPANJ.
- End of the tax year donation letter campaing: got over \$1,200 for our \$80 investment. Need to do the telethon idea. Follow up with Aban. Goal of raising \$10K.
- Donations: Soli Surti gave \$3,000 and will be pledging another 2,000 in April; Noshir Karanjia (\$51) from Zena & Jhangir Irani's donation; \$251 donation by Ava Lala; \$1001 donated by Kursheed and Burgise Palkhiwala on behalf of Dara Sinor

**Next meeting: March 2, 10:30 am at Khursheed Bapasola's house**