

JALVAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION
MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 09 July 2023
AT 9.30 AM IN AKASH GANGA COMMUNITY HALL

BOARD MEMBERS PRESENT:

- | | | |
|----|------------------------|--------------------|
| 1. | Dr K Eshwara Prasad | President |
| 2. | Sri. S Muni Krishnaiah | Vice President |
| 3. | Sri. S S Varma | Secretary |
| 4. | HFO S Iaxmi Rajam | Treasurer |
| 5. | Ex Sgt Sangeet Raj S | Security In-Charge |
| 6. | Sri. Bhaskarini Rahul | Water In-Charge |
| 7. | Sri P Ravi Kiran | Member |
| 8. | Gp Capt K S Raju | Co Opt. Member |

Points noted during the course of the meeting:

- MEETING:** -The Secretary, due to lack of quorum adjourned the meeting to reconvene at 10.00 AM and later to 10.15 AM. There were 32 members at 10.15 AM and the AGM meeting commenced. The final attendance in the meeting was 88 members (Signed).
- OBITUARIES:** - The President read the names of members or their loved ones who left the heavenly abode between Aug 2022 and July 2023. Their names are as follows.

SI No	DU No	NAME OF THE DECEASED	NAME OF THE OWNER	RELATION WITH OWNER
1	29	HR Raj Gopal	Wg Cdr HRP SARMA	Father
2	76	Sri. T. Srinivasan	Smt TK JAYANTHI	Father
3	86	Smt. Rajyalakshmi	Late Gp Capt TCS Rao	Spouse
4	166	Smt. P. Vijaya Lakshmi	Cdr P N Rao	Mother
5	214	Sri T Venkateswar Rao	Sri T Venkateswar Rao	Owner
6	266	Smt. Usha Devi	Mrs. Meetu Sharma	Mother
7	268	Smt. A Ushamani	Capt A. Venkat Rao	Mother
8	329	Y. Sarojini	CH. Madhavi	Mother
9	29	HR Raj Gopal	Wg Cdr HRP SARMA	Father

President reminded members about the services rendered to the colony by Sri T. Venkateswara Rao. Later all the members observed two minutes of silence as a mark of respect to the bereaved members.



3. **INTRODUCTION OF NEW MEMBERS:** - The President introduced 10 new members and welcomed them into the Jal Vayu Vihar family whose names are mentioned below with their DU Nos.

LIST OF NEW MEMBERS

SI No	DU No	NAME
1	5	Smt T Mary Stella Smt Gopu Sneha
2	90	Sri L Sai Kiran Varma
3	121	Sri. S Venkata Kishore V Sushma
4	163	Smt. Kokirala Swapna
5	217	Sri. V V Bhaskar Reddy Smt. V Sujatha Reddy
6	250	Smt. T. Lakshmi Anurupa
7	260	Sri. Kalidindi Ravi Varma
8	273	Sri. R Saideswara Rao
9	299	Sri. Uppala Venkatesh
10	214	Smt. T. padmavati

4. **OPENING REMARKS BY THE PRESIDENT:** President welcomed all the members and informed that he will be bringing the salient points of this BOM during course of discussions on agenda, rather than spending time on his introductory remarks.
5. **APPROVAL OF MINUTES OF AGM 2021-2022:** The Minutes of AGM 2021-2022, and ROM dated 08-01-2023 and 29-01-2023 signed and circulated by the present BOM were approved by members after it was proposed by Cdr DP Kothuri (Retd) and seconded by GV Subbaiah.
6. **REPORT OF BOM:** The secretary addressed and briefly explained the salient points of the BOM Report which was already circulated. They include the Renovation of Akash Ganga, Transfer charges collected, Fixed deposit changes for higher interest rates, Cultural activities conducted (Azadi ka Amrut Mahotsav, Sparsh Program, World heart day, Jeevan Praman, Amulya Diagnostics health camp, Summer Carnival by JVV kids, etc.), ESI cards to employees, Four fuse boxes replacement, CT Meter installation for AG hall, and more...

Also Coordinated with GHMC, Waterworks, and MLA on the current JVV drainage issue caused by rains which were coming from outside JVV to our colony and passing to the east side. The work is in progress request the next BOM to supervise the work.

7. **PRESENTATION OF ACCOUNTS AND AUDIT REPORT:** HFO S Laxmi Rajam, treasurer presented Audit Report and Balance Sheet to the house by bringing out the important points.



- a) Members discussed various aspects of the Balance Sheet in depth. President informed that the Auditors by breaking away from their routine path appreciated the BOMs efforts of balancing the revenue expenditure versus income without encashing the funds accumulated in the form of Fixed Deposits.
- b) The Audit report and Balance Sheet were approved. Proposed by Cdr AVV Subba Rao and seconded by Cdr DP Kothuri (Retd).
- c) Further the Treasurer informed the House the latest development of IT outstanding demands in the power point. Cdr DP Kothari pointed out certain issues of Income Tax slabs after a lengthy discussion a committee must be formed with the inclusion of CA personnel available in the colony for the clarification with Auditor as well as IT department to close the issue once-for-all. Auditor given the certain Assessment Year amounts to be paid without any further correspondence. The list of outstanding dues will be handed over to the next BOM by the treasurer to take up and do necessary actions.

8. **APPOINTMENT OF INTERNAL AUDITORS:** The following Members volunteered to be internal auditors and are approved as internal auditors for the financial year 2023-2024 by the house:

- | | |
|----------------------|--------|
| a) Cdr Kothuri(Retd) | DU 272 |
| b) Smt. Swapna | DU 128 |

9. **APPOINTMENT OF STATUTORY AUDITORS:** The House unanimously approved the continuation of existing statutory auditors M/S P Viswanath and associates for one more term. With the same remuneration Proposed by Cdr DP Kouthuri and seconded by GV Subbaiah.

AGENDA POINTS

Works taken up completed and ratification required

- a) Payment of Income Tax RS. 59386/- that is 20% of demand against the financial Year 2014 -2015 and 2015-2016 paid as per auditor instructions.
- b) CC TV Cameras are brought to working condition with a budget of 3.5Lhs approved. However, we use to have 48 cameras and now only 24 of them are in running status. Other cameras can't be repaired and to replace them contractor has given another quote of 2.8 lacs.
- c) In AGM 2021-22 the budget of 20L INR was approved for AG Hall renovation. However, Rs. 48803/- extra spent than the approved budget, and the same got approved in BOM and also got ratified in AGM.
- d) Breakdown of AG Hall renovation expenses for the record as suggested by the house in AGM.



a. Change of roof sheet: 384730 + 7000 =	3,91,730 /-
b. Painting, Labor and Materials	= 4,32,770 /-
c. Manson work and labour charges	= 69,550 /-
d. UPVC Windows	= 2,29,970 /-
e. Bulbs 24 Nos 2x2 ft	= 46,799/-
f. False ceiling	= 4,15,360/-
g. ACs 12 Nos	= 4,15,200/-
h. AC installation	= 19,880/-
i. CT meter for AG hall	= <u>26,720/-</u>

Total 20, 48,989/-

HFO Mr. S Laxmi Rajam, treasurer explained the detailed split. And addressed the point raised by URK prasad. Which was about works not listed in the last AGM MOM. Here are points b,c,d,e, and was taken up from the solar budget approved 2021-22 AGM. The house ratified the same and requested to hand over solar work to the next BOM to study and plan.

Works not taken up from AGM 2021-2022. Handed over to next BOM

1. Solar Panels not installed which was allocated a budget of 6,00,000/- in 2021-2022 AGM and the same was utilized for Painting, Electrical, UPV, Etc.. However, the house suggests checking the feasibility and plan for solar with the same budget.
2. Painting of overhead tanks, sumps, Office buildings, other facilities, and grills was approved in AGM 2021-2022 with a budget of 6,00,000/-
3. Distribution of Car/Two-wheeler stickers to the entire colony, Marking of parking places, and penalties for unauthorized parking.
4. Amendments of the bye-law sub-committee to be formed and come up with required amendments.
5. Purchase of 100 chairs to Akash Ganga. Mr Subrahmanya Varma DU 102. Suggested that we should plan for procuring party chairs as most of the customers for AG hall hire them from outside.
6. CCTV work to be completed. The other 24 were damaged and cannot be repaired. The contractor has given a quotation for another Rs. 2,80,000 and AGM approved an extra Rs.3,00,000 to make maximum coverage of CCTV cameras. Next BOM should form a committee and inspect the entire colony and place new cameras in the most suitable and important areas.
7. BOM recommended PF for staff should be reviewed as suggested by the house to validate any legal issues by consulting an advocate and plan accordingly to implement PF for staff by the Next BOM.
8. Apportioned Land: In AGM 2021-2022 House agreed to take up the long pending issue of apportioned land of type ii, iii, and V flat



owners. The same was tried with a few communications and conducted a video conference with AFNHB and agreed that AFNHB will appoint a representative and send him to understand the ground reality. The same has not happened till date. In AGM on 9 July 2023 House agreed to continue with coordination and try to address this issue by 31st Dec 2023. In failure or AFNHB does not support this issue. The association should pursue this legally to bring justice to owners of types ii, iii, and V.

9. In AGM 2021-2022 agreed to prepare a Telephone directory that become old and not usable. The same was not taken up by the current BOM. Request to take this up by the next BOM.

Works not taken up from ROM's 8th and 29th January 2023.

1. Discussed illegal constructions and encroachments and listed them in ROM's dated 29 Jan 2023 minutes. Letters were sent to AFNHB and GHMC for advise. Take appropriate action as per decisions are given.
2. Agreed to appoint a committee for car parking with charging if anyone uses common areas other than in front of their house/garage. Also, mark parking slots and rent them to residents only. Request the next BOM to take this up.
3. Dump yard entrance should be changed to the North side. A 2,00,000/- budget was approved in ROM for the same to change the gate and construct a good wall on all sides required.

At this point, elections were conducted, and the following Board of Managers was elected.

TYPE VI

1. Capt R Srinivas

DU No. 337

Proposed By: Cdr DP Kothuri DU No.272
Seconded By: Cdr S Ashok Kumar DU No.085

2. Sri. Kandala Vivekananda Swamy

DU No. 282

Proposed By: Dr K Eshwara Prasad DU No.065
Seconded By: Sri Podapati Vikram Kumar DU No.334

TYPE V

1. Cdr V Krishnan

DU No. 164

Proposed By: Cdr PS Nath DU No. 107
Seconded By: Cdr VVS Naldu DU No. 114

2. Smt Swarna Rudraraju

DU No. 108

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Proposed By: Sri S S Varma
Seconded By: Sri R Teja Ram

DU No. 102
DU No. 124

TYPE VH

1. Smt. T Lakshmi Anurupa

DU No. 250

Proposed By: Dr K Eshwara Prasad
Seconded By: Sri. Kalidindi Ravi Varma

DU No. 255
DU No. 260

2. Sri. Kalidindi Ravi Varma

DU No. 260

Proposed By: Smt. T Lakshmi Anurupa
Seconded By: Dr K Eshwara Prasad

DU No. 250
DU No. 255

TYPE III H

1. Ex Cpl URK Prasad

DU No. 240

Proposed By: Dr Elia Reddy
Seconded By: Ex Sgt C Nagesh Babu

DU No. 241
DU No. 238

2. Smt E Lakshmi Sneha Latha

DU No. 222

Proposed By: Sri Bhaskarini Rahul
Seconded By: Ex MCEAP II K.L.Reddy

DU No. 220
DU No. 231

TYPE II & III

1. Sri GV Subbaiah

DU No. 213

Proposed By: Smt V Lalitha
Seconded By: Sri T Sateesh

DU No. 203
DU No. 208

2. Sri T Sateesh

DU No.208

Proposed By: Sri Dana Venkata Balaji
Seconded By: Sri GV Subbaiah

DU No. 199
DU No. 213

Points from BOM.

- 1. Clubhouse: AGM 2023 house discussed on club house facility and there were differences of opinion and finally concluded to appoint a committee with senior resident owners by next BOM to do survey on the following points as there was no quorum.**

rsahul



- a. Check the space required and its legalities.
- b. Collect the maximum owners' opinions by conducting some surveys.
- c. Take clear budget requirements.
- d. Check options to arrange for the budget required.
- e. List down advantages and disadvantages.
- f. GHMC permissions and layout-related issues are to be checked.
- g. Calculate an approximate estimation of Return On Investment (ROI).
- h. Check any Tax benefits or additions that may apply.

CDR Nath (Retd) also mentioned that AG hall has no proper permissions from GHMC and he won a case from the court that was not executed to demolish the AG hall. Also showed his unsupport for Clubhouse and mentioned he will approach legally against this if it is executed.

2. As of now, the association takes only 1st name from the registered document to become a member of the association. However, to become a member there is no need to be 1st person in the register document 2nd person also can become a member if agreed by 1st Name person. The condition is only one person should become a member for each DU. Also, Mr Vivekananda Swamy raise the point that in the situation DU Owners want to change the name of the member between names in the registered document there should be provision provided with valid reasons as already written in bye Laws and it should not be mis-utilized.
3. As of now all DU's are paying the same maintenance as 1200/- and BOM suggested changing this to 1 INR per SFT and same was put on hold as a sufficient quorum was not present at the time of discussion. As pointed by CDR S Ashok Kumar that the quorum is not there, and we should not take a decision. Request next BOM to take this up in the next immediate coming ROM or AGM.

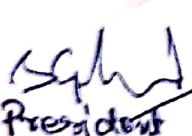
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Points from members

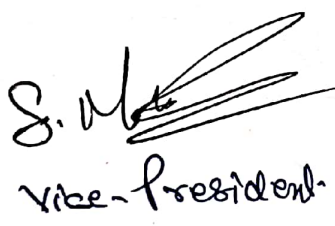
1. Disparity in water charges: CDR Nath raised the point about water charges slabs. After discussing a few inner points of water charges and how much association making over water charges. House agreed to reduce charges for 21 units to 35 units slab as 13/- per unit from 23/- per unit. Also discussed on above 35 Units which is 135/- per unit and decided not to change the same. This was taken up with a lesser quorum as most of them left the meeting. Even though the house considers this as approved.
2. Apportioned Land for Flat Owners: Same was agreed up on and added as points from AGM 2021-2022.
3. Children's play area repairs should be taken up by the next BOM. And, no budget is required as it comes under maintenance.
4. Renewal of electrical distribution boxes is giving frequent issues and life of them almost over. House suggested having a committee for the same and coming up with more details on budget, time, etc... We request the next BOM to take this up.
5. Refurbishing electrical transformers was also discussed and suggested to add to the point electrical distribution boxes. The same committee should check and come back with more details on this.
6. As of now JVV Office and BOM have only the authority to pay 2500 in cash for any bill/work. CDR S Ashok Kumar was suggested to increase the same to 5000/-. As this required to amended to by-law. The issue should be taken in an appropriate forum.

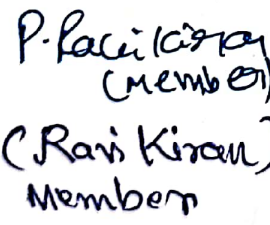
Vote of Thanks:

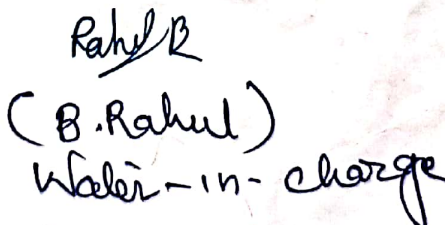
President given vote of thanks and concluded the meeting around 4:15 PM.

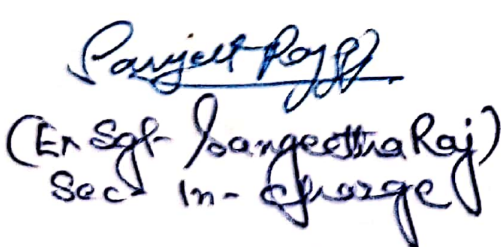

President

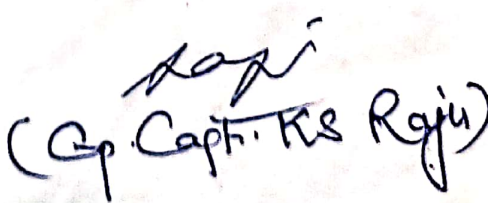

Treasurer

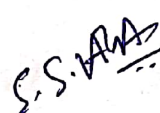

Vice-President


P. Ravi Kiran
(Member)


Rahul B
(B. Rahul)
Water-in-charge


En Sgtr Jangeetha Raj
(Sec In-charge)


K S Raju
(Gp Capt. K S Raju)


S.S. Varma
(S S Varma)
Secretary
JVHWA