

Date: 10 Jun, 2016

JALVAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION

MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 05 JUN 2016 AT AKAASH GANGA, JALVAYU VIHAR, KUKATPALLY, HYDERABAD

The following Board of Managers were present during the AGM 2016:

Cdr (Retd) T Kotalah	President
Lt Col (Retd) PVC Subbarao	Vice President
Cdr (Retd) PS Nath	Secretary
Mr. URK Prasad	Treasurer
Mr. GV Subbaiah	Member
Mr. NVA Raju	Member
Mr. T Venkateswara Rao	Member (Absent – away to USA)
Mr. Veera Babu	Member (Absent – on Medical Grounds)
Wg Cdr (Retd) SK Jain	Adjudicator (As appointed in AGM Notice)

1. Wg Cdr(Retd) SK Jain, as adjudicator for the AGM, took head count of members present at 0930 hrs and having found that the assembly was not meeting the quorum, he adjourned the house for 30 minutes as per Bye-Laws. He observed that the members were still settling even at 1000 hrs and so reconvened the meeting at 1015 hrs, with 60 members to commence the business of AGM as per Notice.
2. The President, after wishing all present, welcomed all. He also wished to place on record the help rendered by members of various committees by name and touched on Mr N Kalyan Raman's contribution in executing the works on security system with CCTV Cameras and a suitable monitoring system. He thanked all for the cooperation extended to the BOM. He narrated the order of business for AGM and requested all to cooperate for smooth transaction of business.
3. **Obituary.** The house paid homage to the departed member, Wg Cdr (Retd) V S Samsi, owner of DU No. 135. Wg Cdr (Retd) PM Rao and Dr. T. Sreevardhan paid rich tributes recalling his association with all in the society as also his contribution as President/Member of BOM in the past. Thereafter the house observed two minute silence as a mark of respect to the departed soul.
The house also expressed sorrow at the demise of Pump Operator (late) Mr. Hussain and paid tributes to him.
4. **Introduction of New Members to the JVVHOWA.** There were 17 new members who paid the requisite corpus fund after submitting the relevant papers to society office as new owners of DUs during the period were introduced to the assembly in the meeting. The list of new members is placed as Appendix A to the minutes of the AGM .
5. **Approval of Last minutes of Meeting AGM – 2015.** During the short discussion on a point raised as to what was done against Alterations & Additions without permission of neighbours in violation of Bye-Laws' regarding the point between DU 114 & DU 112, the owner of DU 112 clarified that he carried out the internal modifications as per approval given by the previous BOM. The Secretary apologised that no action could be taken by the BOM since the work was complete before the point was raised in the last AGM. He further stated that since 'No Advisory Council' was in place and so no action was possible by out- going BOM. After deliberations on this issue later in the evening, it was

pointed out that since a new 'Advisory Council' is formed for the first time, this point is to be recorded again and carried forward to the new BOM for necessary action. The Minutes of AGM 2015 were proposed for approval by Wg Cdr (Retd) KP Rao and was seconded by Wg Cdr (Retd) SK Jain and the house unanimously approved the same.

6. **Board of Managers Report.** The President briefed all present the works carried out during Oct 2015 to 03 Jun 2016 (during the last eight months) and explained these to the august body. These works are also placed as Appendix B to the minutes (also listed in the AGM Notice).
7. **Presentation of Accounts and Approval of Balance Sheet/Audit Report.** Having mentioned that the balance sheet is in good order by the President, the Treasurer briefed the audience the various features and brought out that the balance sheet has shown an improvement of funds in FDs to the tune of 15 Lakhs – mainly due to prudent spending only on essential works and the fact that concerted efforts were put to collect the Corpus fund from new owners; the outstanding dues from large number of users of Society facilities. The treasurer further clarified that IT Dept. has sent notice for additional payment of tax of Rs 2,19,440/- for the financial year 2014-15 but this was being contested by the auditor and a small delay in settlement is due to bifurcation of Wards by the IT Department. The next BOM was advised to closely monitor the same. The Auditor could not be present on medical grounds and only a rep was present to carry any misgivings or doubts/observations of members for clarification later by the auditor. Wg Cdr (Retd) PM Rao observed that the interim six monthly internal audit report was not sent to members. It was clarified that it was enclosed as part of the AGM notice. He further observed that the Auditor be advised to closely monitor the Society Bye-laws vis a vis the actual spending by the BOM (as was done by internal audit report) and this was noted by the rep. Cdr (Retd) DP. Kothuri having sought for explanation of 'TDS Receivables for various years under Assets & Liabilities' of balance sheet requested that the auditor be asked to remove the same since IT Department was not going to refund the same collected under TDS by the banks – this was accepted and referred to the auditor. Thereafter the house unanimously approved the balance sheet which was proposed by Cdr (Retd) DP Kothuri and seconded by Wg Cdr (Retd) KP Rao & HFO (Retd) S Lakshmi Rajam. Further the treasurer informed the house that the FDs have been increased by 29 lakhs from Oct 2015 i.e. since taking over by this BOM till AGM date within a short span of 8 months - leading to the total of Rs 1.42 Crores.

8. Reports of Committees.

Water Sub – Committee The President clarified that a Resident Members Meeting was held on 28 Feb 2016 to discuss in detail the findings of Water Sub-Committee and certain steps in works and monitoring were taken by the BOM. The President also wished to place on record, the extensive works carried out by the Water Sub Committee consisting of Dr Chalamaiah, Cdr S Ashok Kumar, Cdr VVS Nayudu, Wg Cdr PM Rao, and Mr Kalyan Raman. Further a special mention has to be made on Cdr S Ashok Kumar who has contributed in making a detailed digitised Drawing of the water system in the colony including the Bore Well system as existing at JVV, which becomes the Master Plan for the colony, which was not existing till date.

One, soft copy of Master Copy on a pen drive & One Soft copy on the office system has been given by the Sub Committee. Two copies in A0 size drawings were given to the office & held along with Sub-Committee report. Master soft copy and Physical copy in "A0" size is with the Office. Thereafter, Dr N Chalamaiah, as Head of Sub-Committee, briefed the members present the salient features of the recommendations.

a) Certain clarifications sought by members were cleared and the following works /procedures were approved for follow up by the new BOM.

- (i) The monthly reading of the water meter (HMWS&SB) to be verified by a responsible person in JVVHOWA while it is being recorded by the HMWS&SB employee and action may be initiated to correct the same if any discrepancy is observed.

fixed ✓
(ii) Water meter & a filter to be fixed at the 2nd phase Sump before the Valves at the TEE junction as shown in the drawing.

(iii) Filters are to be fixed near each Sluice valves and to be cleaned half yearly or earlier, if felt necessary. ✓

(iv) Both Pump Houses to be maintained clean and freely accessible so as to prevent unhappy incidents.

(v) Monitoring arrangements to check the overflow at the sumps and Over Head tanks to be installed / to be repaired where already installed. Face lifting to the structures (cement and metal) at both the Pump house sites to be done and external painting to be done once in every five years

(vi) Valve areas to be cleaned for mud, neatly lay maintenance area around it and paint / grease all units for smooth operation.

(vii) Action to be initiated for felling of the trees threatening both Supply and Distribution pipe lines which are seriously damaging the pipe lines as indicated in the report.

(viii) All fire hydrants are to be tested for operation on a six monthly routine after suitable modification to match couplings/unions to the Fire Department's standards. ✓

(ix) The illegal direct connections of water mains in the sumps of the DU(s): Action to be initiated for regulating the filling of DU sump from the surplus of overhead tanks / connection from Overhead tank only. Monthly verification be done that direct water supply to sump has not been done. ✓

(x) Any DU adding new sump to be brought on record.

(xi) Action to be initiated for prompt replacement of the faulty meters

(xii) Action to be initiated for regular collection of the water bills.

The general body did not approve the tariff rates proposed either by the Water Sub – Committee or by the BOM. A general consensus was arrived at for continuing the old tariff rates for water distribution to the DUs.

(b) Internal Audit Report. The President briefed on all actions taken by the BOM after the proposals were received from the Internal Audit team. All members appreciated the way the previous Treasurer Mr Ramesh Babu responded to take responsibility for a lapse on 'Not Depositing Rs 2,000/-' as a transaction though he was not directly dealing with cash and the same was paid for by him and deposited in JV account. Majority of members proposed to refund this amount from the society to him for his good work but a few reminded that audit rules do not permit. Some well meaning members like Cmde (Retd) V Kumar and others agreed to contribute for the purpose but the Secretary clarified that Mr. M Ramesh Babu would not accept and this matter ended there. Cdr (Retd) DP Kothuri volunteered to be a member for internal audits during the whole Financial year.


(c) New Sports policy. The assembled members unanimously approved introduction a I- Card system for users of all sports facilities in the colony – as was practised hitherto. The sports policy is to be placed on Notice Board for general awareness of all. On intimation that GHMC may not install new acrylic boards for the basket ball courts by the Corporator, it was decided to take up the same by the colony, subject to enough registrations for this game as per policy. Cmde (Retd) V Kumar opined that the security personnel be instructed to observe the same after they are briefed of the new system. ✓

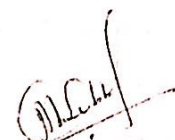
(d) Condemnation Board. The findings of this board were accepted since none of them figured as major items in the balance sheet.


The body welcomed Mr. RVSS Janaki Rama Raju, the elected corporator for Hydernagar, who has been extending good help in execution of works for the Colony through GHMC Officials. In his address to the assembly, he intimated the sanction of Rs five Lakhs funds towards reconstruction of boundary walls to the joy of all. He also agreed to fight for a separate line for sewage system that is flowing from neighbouring colonies into JVV area through GHMC funds. He further volunteered to receive any suggestions/complaints from any member for improvement of the colony since he, himself, chose to operate his office from this colony.

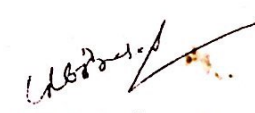
9. Election of BOM and Standing Advisory Committee The list of Board of Managers elected for financial year 2016 – 17 is placed at Appendix C to these minutes. Similarly the list of volunteered members for Standing Advisory Committee is placed at Appendix D to the minutes.
10. Proposals put up for Decisions in AGM The following are the proposals put up in AGM along with the decisions taken:
- a) Uniform for Staff in the field – Approved as per previous practice.
 - b) Group Insurance for staff/workers in JVVHOWA Office – Approved with best practices and with relevant rules.
 - c) Corpus Fund for Contingencies – Approved to a limit of Rs one lakh, reimbursable whenever the fund falls below 80% of its value with added interest. BOM to work out the modalities for disbursement norms.
 - d) New Insurance Policy for all Assets – A comprehensive policy covering all likely damages for all buildings and other assets like CCTV Cameras is approved and to be worked out whenever due. BOM can study the feasibility to correctly reflect the values of all assets with correct description.
 - e) Notice from IT Department and Refunds – BOM is to monitor the cases closely in consultation with the Auditor so that the Association does not have to pay any penalties. Additionally, the BOM can liaise with Auditor/IT Department for refund of earlier paid penalty to the extent possible.
 - f) Appointment of Auditors for 2016 – 17 - Approved the same Auditors at current rates (with acceptable duties/taxes as applicable)
 - g) Disposal of Garbage by Privately hired people – AGM approved the rate of Rs 50/- per DU per month to be paid from Society maintenance funds with effect from 01 Apr 2016.
 - h) Appointment/Retention of Advocate to fight Society cases in courts – It was approved to appoint MR. M Babu Rao, Advocate operating from the colony at an annual fees of Rs 20,000/- to cover all legal aspects and to facilitate BOM to deal with legal cases appropriately. It also approved for incurring expenses not exceeding Rs 30,000/- for the legal case initiated by Owner of DU 201 against the owner of DU 199 and the President of JVVHOWA.
11. The AGM members discussed the following issues but mentioned that it was for BOM to take decisions on merits of each case; except when it has financial implications beyond the powers of BOM:
- a) Irregular payment of rentals by all users of Society spaces/assets within the Society area. The Cable operators not covered in rental agreements like M/S Hathway, Sai Soft Services and such others are also to be brought on board.
 - b) The shifting of working day from the existing Monday to Sunday by the Conservancy staff based on experience.
 - c) All violators of Society bye-laws are to be dealt by BOM based on merits of each case while the newly constituted Standing Advisory Council will assist them to the extent feasible.
 - d) The Principal cum "Lessee" of School, running in JVV premises, has to abide by the present/existing agreement. Any necessary deviations are to be dealt by the BOM based on merits but within the financial powers prescribed in the bye-laws.

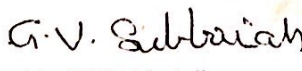
12. Private Member's Proposal for Amendment to Bye-laws. A lengthy debate took place both on maintainability of such a proposal and its acceptance. Lt Col P.V.C Subba Rao (Veteran) explained that each member of society has an inherent right to make a proposal to the General Body – without limiting its legality or otherwise. It is up to the members to debate the merits and decide the case. Since the proposal has come well before the deadline set for AGM and since it was circulated along with notice to AGM, the BOM was right in its introduction. Mr. D Papa Rao and Mr KSP Reddy maintained that such a proposal is not maintainable as per 'Registrar of Societies Act' but could not be specific to the rule position. Cmde (Retd) V Kumar suggested that the next BOM can study the maintainability of such a proposal as per relevant act. However, Shri AV Rama Krishna Rao the initiator of that proposal, agreed to study on his own and come up to the next BOM.
13. Velvet Divorce from AFNHB. The President informed the august gathering that an important letter was received the previous day from AFNHB, New Delhi (Lr No. AFNHB/ADM/1195 dt 31 May 2016) stating that all the registration of land with common facilities will be transferred to JVVHOWA, Kukatpally with complete autonomy to the Society upon bearing the relevant charges by this society. On request, the Secretary read out the contents of the complete letter to the members present in the house. BOM was requested to look into the matter with least cost to the society.
14. Vote of Thanks. There being no other listed matter, the President thanked all those who assisted the BOM to carry out its tasks during the last eight months. He emphasized that the Objectives of the Association, as enshrined in the bye-laws, have been the guiding principles for running the JVVHOWA and conducting the activities accordingly during these eight past eight months. He also thanked the rest of BOM members for assisting him in carrying out the tasks. Cmde (Retd) V Kumar proposed a vote of thanks to the outgoing BOM which was seconded by Wg Cdr (Retd) SK Jain and the same was adopted by the rest present in the AGM.


Cdr. T. Kotaiah
President, JVVHOWA


Lt Col P.V.C. Subbarao (Veteran)
Vice President


Cdr (Retd) PS Nath
Secretary


Mr. URK Prasad
Treasurer


Mr. GV Subbaiah
Security & water I/C


Mr. NVA Raju
Computer Services & Electrical


Mr. T Venkateswara Rao Member (Absent – away to USA)

Mr. Veera Babu Member (Absent – on Medical Grounds)

1. Introduction of New Members to the JVVHOWA. There were 17 new members who paid the requisite corpus fund after submitting the relevant papers to society office as new owners of DUs during the period and they were introduced to the assembly in the meeting. These new members are placed as appendix A to these minutes of meeting.

NEW MEMBERS OF JVVHOWA ENROLLED
DURING Oct 2015 - 05 Jun 2016

<i>S No</i>	<i>DU No.</i>	<i>Name</i>
1	27	Sri.T.Gandhi Reddy
2	50	Smt.(Dr)Shanthi Mallela
3	55	Smt.A.Mallika
4	68	Smt.A.Prabhavathi
5	101	Smt.M.Sasikala
6	111	Sri.PMV.Raghunath Babu
7	146	Sri.Jaya Babu & Smt.Gayathri
8	199	Sri.Dana Venkata Balaji
9	221	Sri.Bhaskarini Rahul
10	222	Smt.(Dr) E.Lakshmi Sneha Latha
11	241	Shri.(Dr)V.Elia Reddy
12	262	Sri.K. Phani Kumar
13	266	Mis.Neethu Sharma
14	323	Smt.JV.Surya Kumari
15	341	Smt.P.Sujatha
16	342	Sri.P.Achuta Kumar
17	338	Shri.A.Venkatesham


Secretary
JAL VAYU VIHARA
HOUSE OWNERS WELFARE
ASSOCIATION
Kukatpally. Hyd-85

2. **Board of Managers Report.** The President briefed all present the works carried out during Oct 2015 to 03 Jun 2016 (during the last eight months) and explained these to the august body. These works are also placed as appendix B to these minutes (also listed in the AGM Notice).

REPORT OF BOARD OF MANAGERS FOR 2015 – 16

The Board of managers for 2015 – 16 took over the board functioning with effect from 25 Sep 2015. The Objectives of the Association, as enshrined in the bye-laws, had been the guiding principles for running the JVVHOWA and conducted the activities with that spirit.

2. The following activities were undertaken during the term of office:
- International Elders day in the community hall on 01 Oct 2015.
 - Shramadhaan and tree plantation on 02 Oct 2015
 - Diwali day was celebrated on 11 Nov 2015 and the Association formation day was celebrated on 17 Nov 2015.
 - New year was ushered in with gaiety and fanfare. All residents seemed happy with administrative arrangements and the entertainment provided for the occasion.
 - Republic day was celebrated with patriotic fervour with flag hoisting by senior most (age wise) member of society. Occasion was taken to organise sports for children and entertainment arranged in community hall.
 - Ugadi was celebrated in traditional lines with 'Panchanga Sravanam' followed by carnatic music in community hall.
3. The following health camps were organised:
- IDEAS CLINIC, Kukatpally conducted a comprehensive check up for diabetes and other health screening tests in Nov 2015.
 - Similarly, Thyrocare diagnostic centre conducted another health camp in Mar 2016.
 - UIDAI approved camp was conducted to provide Aadhar Card related services in Nov 2015.
4. The following works were undertaken during the tenure of this BOM:
- The manhole doors height after laying of roads was too low – thus was redone to ensure no accidents take place, specially by personnel travelling on scooters. Remaining roads were re-carpeted by GHMC.
 - Liaised with TSESB authorities to replace lighting at various points, including in Gandhivanam and opposite Community hall area.
 - Gardener was appointed fresh in tune with funds allocation by GHMC so that no additional financial burden falls on society. Reimbursement of these funds was ensured from GHMC direct into society accounts.
 - Inventory was mustered and most of useless stock, not covered in yearly financial/audit records was disposed off through a sub- committee and scrap value realised.
 - Internal audit of accounts for first six months was carried out through a sub- committee and corrective actions taken where feasible. Further Quarterly audits could not be conducted since no volunteer members/residents of repute came forward.
 - A sub – committee for water management within our colony was constituted, as per earlier decision of AGM 2015, and the report presented to Residents body meeting held on 28 Feb



Secretary
JAL VAYU VIHAR
HOUSE OWNERS WELFARE
ASSOCIATION
Kukatpally Hyd-85

2016. A few steps/recommendations are worked out and the report, in total, is to be debated and firm decisions taken for implementation by the present AGM.

- g) A new sports policy is made and is in circulation for implementation.
 - h) New contracts/agreements were drawn up for various facilities/buildings in the colony for a period of 33 months starting from 01 Jan 2016.
 - i) Data on residents living in the colony is collated. The response has been tardy with only 85% compliance and so no new telephone directory could be made within the time limits.
 - j) BOM executed a fresh contract (with no service break down) when the old employees working on collection of garbage quit unannounced and the society is bearing this additional cost.
 - k) The interruption of water supply line, due break down with outgrowth of roots, was restored by laying a new HDPE pipeline. Throughout this period, the affected DUs 216-218 were given alternate source for daily consumption.
 - l) Similarly due continued efforts, a new well pipeline was laid for watering the plants with bore well water where feasible. Constant monitoring resulted in less wastage of municipal water and the gap between billed to received was shortened.
 - m) It is for the first time that the dried leaves collected throughout colony were disposed off without burning or avoiding all environmental consequences – all by constant liaison with GHMC to avoid Additional cost to society.
 - n) A comprehensive security system is worked out with 15 CCTV cameras integrated so that the monitor in Society office can track miscreants or even record for a period of two weeks.
 - o) All three children parks were renovated by removal of old mud mixed sand, digging to appropriate level and refilling with fresh sand. This work will stand good for the next 3-4 years at least.
 - p) The community hall false ceiling was repaired at 13 places, new WCs in rooms installed in lieu of ICs and the entry doors renewed. All the lighting was redone for the hall.
 - q) Office manager was recruited afresh (with resignation of old one) with help of a board of Officers.
 - r) Chemical treatment for white ants was carried out for all trees in JVJ as remedial measure.
 - s) Liaised with GHMC officials for catching Stray dogs on two occasions and ensured regular fogging for mosquitoes.
5. The personal undertaking was taken from each employee to avoid labour problems.
6. The following works are in pipeline through GHMC:
- a) Adjacent nalla is cleared off foul water and steps taken to re-route the drain/sewage lines to another area so that the low lying nalla holds only rain water flow.
 - b) A new garden with walk way for ladies is being approved for laying during rest of 2016.
 - c) The main south- north road will be re-laid on completion of drainage lines. The left over CC road covering DUs 216 – 218 will also be done during this time. The main roads will have potted plants – a project to be taken up after laying of roads.



Secretary
JAL VAYU VIHAR
HOUSE OWNERS WELFARE
ASSOCIATION
Date: 11-01-85

**JALVAPU VILAS HOUSE OWNERS ASSOCIATION
NEW BOARD OF MANAGERS 2016-17**

Serial No	Type Of Dwelling Unit	Member Elected	Proposed by	Seconded by
1	VI	Wg.Cdr.V.Gouripathi (Retd) DU No.87	Cdr A.V Subba Rao DU No.84	Sri.K.Phami Kumar DU No.252
	VI	Sri.K.Phami Kumar DU No.252	Mt Patabhirama Rao, DU No. 88	Wg Cdr V Gouripathi DU No. 87
2	V	Sri.NVR. Raju DU No.112	Sri. VS. Rama Chandra Raju DU No.134	Dr.N.Chalamalah DU No.110
	V	Wg.Cdr.PM.Rao DU No.158	Wg Cdr SK Jain, DU No.113	Cdr.FS Nigh DU No.157
3	V-H	Sri.Indraneel Dasari DU No.256	Sri.MLN.Murthy	
4	III-H	Sri.Harish DU No. 223	Sri.B.Rahul DU No.221	URK. Prasad DU No. 240
	III-H	URK.Prasad DU No.240	Ex JNO .KSP.Reddy DU No.233	HFO.(Retd) S.Laxmi Rajam DU No.229
5	II & III	Sri.GV.Subbalah DU No.213	Sri.D.Papa Rao DU No.191	Sri.N.Kalyan Ramiah DU No.194



**Secretary
JAL VAPU VILAS
HOUSE OWNERS ASSOCIATION
JALAPUR, HYD-28**

Date: 09 Jun, 2016

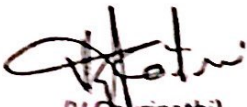
JALVAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION

Addendum to AGM Minutes held on 05 Jun 2016

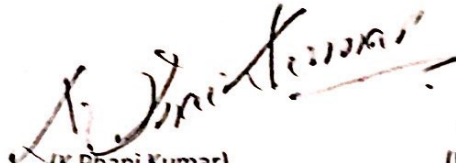
1. The secretary informed the house that Late Mr. Hussain, pump operator was given an advance of Rs.8000/- which may be written off in view of his sudden demise. House unanimously approved the amount to be written off.
2. Wg Cdr PM Rao pointed out that the auditors are certifying only the arithmetic correctness of accounts. They need to verify the accounts / expenditures keeping in view bye laws of the Association and other decisions taken in BOM Meetings etc. Secretary agreed to apprise the auditors on the issue.



(P M Rao)
Wg Cdr (Retd)
President



(V Gouri pathi)
Wg Cdr
Secretary



(K Phani Kumar)
Vice. President



(URK Prasad)
Treasurer & Joint Secretary



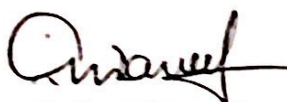
(GV Subbaiah)
Security, conservancy I/C &
Joint. Secretary



(Y Harish)
Member ITES &
Water Supply



(NVA Raju)
Computer Services & Electrical




(Indraneel Dasari)
Member

A meeting of newly elected Board of Managers was held on 08.06.2016. The following duties have been assigned.

S.No	Name	Designation
1.	Wg Cdr PM Rao	President
2.	Wg Cdr V Gouripathi	Secretary
3.	K Phani Kumar	Vice. President
4.	URK Prasad	Treasurer & Joint Secretary(Admin)
5.	GV Subbaiah	Security I/C & Conservancy & Joint Secretary
6.	Y Harish	Information Technology Enabled System (ITES) & Water Supply
7.	NVA Raju	Electrical & Computer Services
8.	Indraneel Dasari	Commercial Establishments

The minutes of Annual General Body meeting held on 05 Jun 2016 at Akash Ganga are enclosed for your information.


(V Gouripathi)
Wg Cdr (Retd)
Secretary