

MINUTES OF THE GENERAL BODY MEETING HELD ON 20TH DEC. 1992
AT 11.00 Hrs. AT JALAVAYU VIHAR,
KUKATPALLY.

I. MEMBERS PRESENT:

Thirty two members and ten representatives of the members attended the meeting.

II. PRESIDENT'S ADDRESS:

1. The president informed all the members that 'Jalavayu Vihar Apartment owners 'Association' has been registered and the same has been informed to Air Force Naval Housing Board, NEW DELHI.

He also stated that a few important points have been brought to the attention of AFNHB HQ, New Delhi. for their action. They are -

- a) Walls, mainly on eastern side are getting wet due to rains. These are to be rectified.
 - b) Direct access to the main road is very important for our Colony.
 - c) Community Hall/Shops should be planned during second Phase.
2. The president informed members that Manjira Water connection is likely to be completed by January, 15th.
3. On behalf of association a letter was written to all major industrial establishments intimating them the availability of houses with all facilities, for Rent purpose in Jalavayu Vihar.

III. AGENDA POINTS:

Maintenance Charges from the members and the expenditure involved have been discussed and the following decisions have been taken in this regard.

1. a) WAGES

- | | |
|------------------------------------|--------------|
| 1. Clerk - 1 | Rs. 1,000-00 |
| (now being paid 750/- per month) | |
| 2. 4 CHOWKIDARS Rs. 700/- PM | Rs. 2,800-00 |
| 3. 1 Security Supervisor 1000/- PM | Rs. 1,000-00 |
| 4. 2 Sweepers Rs. 800/- PM | Rs. 1,600-00 |

b) WATER CHARGES

From MANJIRA 75000 Ltrs.
per day @ Rs. 4/- per 1000 ltrs. Rs. 9,000-00

c) Common Electricity Charges
(for 3 pumps, Street lights & lights for common areas) Rs. 2,000-00

d) Office Expenditure: Rs. 1,260-00

Rs. 20,660-00

2. MAINTENANCE CHARGES:

Per member Type V & VI
Rs. 100/- per month. Rs. 17,300-00

MAINTENANCE CHARGES:

per type II & III
Rs. 80/- per month. Rs. 3,360-00

Rs. 20,660-00

....2/-

3. Since the income is hardly sufficient to maintain the above expenditure, the members have decided the following:
 - a) Association should approach the Board to release the funds collected as Society charges.
 - b) To get the initial capital, members may pay a lump sum maintenance charges of Rs.1000/- (for type V & VI) and Rs.800/- for Type II & III per year.
 - c) To discourage commercial activities ^{and} keep the colony as a worth residential area, members have decided to levy additional maintenance charges on those houses which are not used strictly for residential purposes. The charges would be Rs.500/- PM for Type V & VI and Rs.400/- PM for Type II & III.
4. It has been decided that payments including arrears of maintenance charges should be Paid latest by 31st January, 1993. Delayed payment will attract a penalty of Rs.10/- per month. In case of default for more than three months, Water supply will be connected. (dis)

5. SECURITY ARRANGEMENTS:

Since the roads thro' the colony cannot be closed, it was decided by the members to take the following steps to tighten the security.

- a) All vendors are to have "Permit Pass" from the Association.
 - b) All the member's Vehicles are to have "Association Stickers" to enable the Security Staff to identify their movement.
 - c) Disposal of Garbage: It was decided that no Garbage Bins are to be kept at the road sides. Instead, the residents are to keep the Garbage in a closed Container/Plastic covers, So that Sweepers can collect and dispose off in the pits made for the purpose.
6. The Clerk of the Association shall be available for helping the tenants to pay the Electricity charges/Telephone Bills on payment of Rs.5/- extra for each bill. The money is to be paid to the Clerk at the Office.
 7. STAR T.V.: A committee has been formed to select the firm to install STAR T.V. in the Campus. The following members have been nominated to the Committee.
 1. Shri Achyut Kumar.
 2. Shri Appa Rao
 3. Shri Prabhakar Rao
 4. Shri Narasimham.
 5. Shri Kishore.

Terms of Reference have been finalised and issued to the Committee. It is expected that Star T.V. with 5 channels will be in operation by the end of January, 1993. The Star TV contractor is required to pay 10% of the Collection as levy to the Association.
 8. Telephone Booth: It has been decided that a Telephone Booth will be permitted to be set up by a handicapped person in the Campus. The name of Mr. Srinivas a resident of H.No.174, has been recommended accordingly by the members.
 9. BUS SERVICES: APSRTC is agreeable to operate the City Buses as per our requirement. As soon as adequate commuters are available the bus services can be planned.
 10. Shri Appa Rao, IFS (Retd.) has been unanimously elected as the Member-in-charge for horticulture in the Campus.
 11. The members have asked the committee to take the following actions.
 - a) To approach APDC for starting a Milk Booth.
 - b) To approach the Post - Master General to keep the Mail Boxes and effect delivery of letters to individual houses in the Campus.
 - c) The bylaws should be printed and made available to the members on Sale of a cost of Rs.20/-