

**JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION
MINUTES OF ANNUAL GENERAL BODY MEETING HELD AT
AKASH GANGA, AT 9.30 Hrs. ON 07 July 2024**

Minutes of the Annual General Body meeting of the members of Jal Vayu Vihar House Owners' Welfare Association held on Sunday the 7th July 2024 at 9.30 am in Akash Ganga, Jal Vayu Vihar Colony, Kukatpally, Hyderabad.

oOo

BOARD OF MANAGERS:

PRESENT:

- | | | |
|------------------------------|----|-----------------------------|
| 1. Sri GV Subbaiah | .. | President |
| 2. Smt R Swarna | .. | Vice President / Electrical |
| 3. Sri K Vivekananda Swamy | .. | Secretary/Security |
| 4. Ex CPL URK Prasad | .. | Treasurer |
| 5. Smt E Lakshmi Sneha Latha | .. | Conservancy I/c |
| 6. Capt R Srinivas (Retd) | .. | Member |
| 7. Sri. Anjaneya Raju | .. | Member |
| 8. Dr K Eshwara Prasad | .. | Member |
| 9. Smt. V Lalitha | .. | Akash Ganga I/C |

1. a) ROLL CALL AND ANNOUNCEMENT OF THE NUMBER OF MEMBERS PRESENT

President: Sri G V Subbaiah occupied the Chair and conducted the proceedings.

The meeting was adjourned twice at 09.30 and 09.45 hours due to lack of quorum. The meeting started at 10.00 am with 72 members present. Total of (Final attendance) 170 members had signed in the register. Attendance Register was kept open for inspection by Members during the AGM meeting.

NOTICE OF AGM: Cmde V Kumar (Retd) DU No 58 raised a point of order that various committee reports were not circulated along with the Notice for AGM and stated that some of the reports handed over at the AGM were too voluminous for members to read and arrive at a decision during the meeting. He further recommended that various points proposed by BOM should have been elaborated in the NOTICE FOR AGM indicating the genesis, rationale and recommendations of the BOM rather putting them up vaguely. It was decided that all committee reports received by the BOM will be circulated to all members and henceforth will be discussed separately in an EGM to be called by the BOM.

b) **OBITUARIES IF ANY.** The President read the names of the members or their beloved ones and office staff beloved ones who left for heavenly abode from Jul 2023 to Jun 2024. Their names are as follows.

[Handwritten signatures and names]
1/17/11
R.V. Subbaiah
Lalitha Swamy
Sub
Swamy
Sub
Sub
Sub

SL NO	DUNO	DATE	NAME OF THE DECEASED	NAME OF THE OWNER	RELATION
1	282	26-07-2023	YADAGIRI SWAMY	Sri K VIVEKANANDA	FATHER
2	60	11-08-2023	Smt. RANGANAYAKAMMA	Sri RAMESH BABU	MOTHER
3	337	27-12-2023	Sri CHINNA SARVARAYUDU	Capt R SRINIVAS (Retd)	FATHER
4	273	31-12-2023	Smt ANASURYAMMA	Sri R SAIDESWARA RAO	MOTHER
5	208	25-01-2024	Sri TUMMALA SATEESH	Sri TUMMALA SATEESH	OWNER
6	233	28-01-2024	Smt K SHESHA RATNAM	JWO KSP REDDY	SPOUSE
7	102	08-02-2024	Sri GC SARMA	GpCapt MAHESH	FATHER
8	208	25-01-2024	Sri RAMANJANEYULU	Sri TUMMALA SATEESH	Father
9	Off. Mgr	17-02-2024	Sri CH SANDAIAH	Sri CH RAJESH	FATHER
10	269	17-02-2024	Capt BSR MURTHY (Retd)	Capt BSR MURTHY (Retd)	OWNER
11	Plumber	19-05-2024	Smt Y SANJAMMA	Sri Y SWAMY	MOTHER
12	310	23-06-2024	Smt VEMULA VIDYAVATHI	Smt SAMYUTHA	MOTHER-IN-LAW

Later all the Members observed two minutes silence as a mark of respect to the bereaved members.

c) INTRODUCTION OF NEW MEMBERS AND OPENING REMARKS BY PRESIDENT

President announced the names of following Members who became Members of the Association.

SLNo	DU NO	NAME
1	348	Sri G Jaswanth Naidu
2	216	Sri Pragna Nachiketha Mandadi
3	62B	Sri Pardha Saradhi Rao Posani
4	79	Sri Tirumala KanduriSreekanth TK Vasundhara
5	269	Smt GDBSS Lakshmi
6	205	Ms Gaddam Srilatha
7	109	Sri Satguru Vallabhaneni

d) APPROVAL OF MINUTES OF THE PREVIOUS AGM HELD ON 9th JULY 2023

DISCUSSION: President caused the Minutes of the previous AGM held on 9th July 2023 read. Brief discussion ensued followed by clarification on certain minor points by President and Secretary.

Corrections if any: Nil.

Minutes of the previous AGM held on 9th July 2023 were approved.

Approval Proposed By: Wg Cdr (Retd) PM Rao DU No.: 158, Seconded By: Mr G Surya Prasad DU No.195.

e) REPORT OF BOM

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[Handwritten signatures: V. Lalitha, Swarnam, Subbaram, Rana]

The Report of BOM for 2023-24 presented to the General Body was read. Members applauded the efforts put in by the BOM and its various Committees in carrying out various activities as listed in the Report. BOM was complimented for its excellent performance.

SUGGESTION IF ANY:

Members pointed out that the Notice of AGM its Agenda and Reports were scanty and were not circulated sufficiently in advance. Members also pointed out omission in circulating previous AGM Minutes, Notice and Agenda.

Cdr S Ashok Kumar (Retd) pointed out that the details of Constitution of previous Committees appointed in the previous AGM and their Reports shall be captured in the agenda so as to ensure follow up of their works. Mrs. Swarna DU-108 pointed out that there is no proper representation on Committee from Members of different categories/Types, an element of bias towards certain sections of Members was noticed, and the selection of Members was not done in transparent manner, and pressed for reconstitution of the Committees. BOM's role was bypassed in the matter of formation of Committees and unilateral decisions were taken.

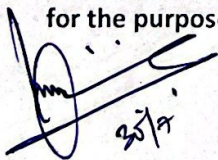
President clarified the points, denied any bias or haste in selecting Members. The selection was need based, as per exigencies and whoever volunteered to serve the Committees and support the BOM and Members at large were given a chance. Further Notice was circulated inviting volunteers.

Mrs. Swarna Du 108 and Snehalatha clarified that the President is giving all information positively though it didn't take place as he expressed. In fact it was totally executed in hiding and secrecy manner with few of the BOM members.

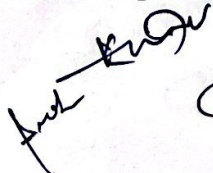
Cdr Ashok Kumar (Retd) suggested that all Committee reports received before circulation of AGM convening, should be enclosed along with the call letter of AGM so that Members come prepared and only relevant items can be discussed and passed in the AGM.

THE FOLLOWING RECOMMENDATIONS FROM VARIOUS MEMBERS WERE ACCEPTED.

- i) No Committee shall be formed unless BOM finds if necessary;
- ii) Every Committee shall consist of at least one Member of BOM and there shall be fair representation from members selected from all Types of Dwelling Units and other professionally expert members;
- iii) AGM shall scrutinize every Committee Report meticulously and take decisions on the implementation of the Committees' recommendations;
- iv) AGM's decisions shall be final and, if necessary and exigent, an EGM shall be called for the purpose of scrutinizing the Committee Reports and taking decisions.


25/7

U. Lalitha


Swarna

3/7+1
G.V. Subrahman

Swarna


Rajesh


Rajesh

Thereafter, the Report of BOM was taken as received, considered and adopted.

f) PRESENTATION OF ACCOUNTS AND APPROVAL OF BALANCE SHEET/AUDIT REPORTS FOR THE FY 2023-24.

Treasurer explained the salient points of accounts. The Secretary and President also clarified certain points raised by Members. The Auditor's Report (M/s Viswanath & Associates, Chartered Accountants), Dt. 11.05.2024 was also read.
Suggestion if any: Nil

Members appreciated the excellent performance of BOM and efforts put in by them to clear arrears of compliance and pending works. The Remarks on ESI applicability were also considered amongst other things. As the same was put up as a separate Agenda Item, the point was closed.

The following Resolution was proposed:

"Resolved that the Balance Sheet as at 31st March 2024, together with the Income and Expenditure Statement for the financial year ended on that day, and the Schedules/Notes annexed thereto, be and are hereby received, considered, approved and Adopted."

Approval Proposed By: HFO. S Laxmi Rajam. (Retd) DU No.:229

Approval Seconded By: Cdr D P Kothuri (Retd) DU No.: 272

The Resolution was put to vote by show of hands, and the same was passed.

2. APPOINTMENT OF INTERNAL AUDITORS FOR THE FINANCIAL YEAR 2024-2025.

The BOM invited the Members to volunteer for the assignment. At the request of cross section of Members, Cdr D P Kothuri (Retd) offered to accept. Whereupon Members approved appointment of Cdr D P Kothuri (Retd) DU 272 along with Smt Swapna DU 128 as Internal Auditors for the financial year 2024-25.

3. APPOINTMENT OF STATUTORY (EXTERNAL) AUDITORS FOR THE FINANCIAL YEAR 2024-2025

A cross-section Members requested for reappointment of the existing Auditors viz., M/s Viswanath & Associates, Chartered Accounts, as External Auditors of JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION, for the Financial Year 2024-25. The following Resolution was proposed by the house. *"Resolved that M/s Viswanath & Associates, Chartered Accounts, the Auditors for the financial year 2023-24, be and are hereby reappointed as External Auditors of JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION, for the Financial Year 2024-25, on the same remuneration as before and on such other terms as before and the*

[Handwritten signatures and notes]
V. Lalitha
Swarna G
A.V. Subrahman
4/17+1
Smt Swapna
Cdr D P Kothuri
DU 272
DU 128

President, Secretary or Treasurer be and are hereby severally authorized to communicate the copy of this Resolution to the Auditors."

Approval Proposed By: Cdr S Ashok Kumar DU No.: 85, Seconded By: HFO S Laxmi Rajam DU No.: 229. The Resolution was put to vote by show of hands, and the same was passed.

ADJOURNMENT OF AGM

At this stage the AGM was adjourned for facilitating Elections for new BOM and for lunch.

1) Sri Venkateswara Rao Nannapaneni, 2) Wg CDR Radha Krishna (Retd), 3) Ex JWO KSP Reddy (Retd)

Accepted to act as Returning Officers and took over.

The returning Officers scrutinized all the nominations earlier and announced the final list of valid nominations. A ballot box was placed on the dais to facilitate Members to cast their Votes. Voter slips were distributed to all the members entitled to vote. After Voting completed, the returning officers have counted the votes.

FINALLY, THE RETURNING OFFICERS HAVE ANNOUNCED RESULTS OF ELECTIONS AND NAMES OF ELECTED CANDIDATES WHICH ARE GIVEN BELOW.

SL No	DU No	TYPE	NAME OF THE NOMINATION	PROPOSED BY	SECONDED BY
1	284	VI	Wg Cdr Devashish Pal(Retd) DU-284	Sri. K Phani Kumar DU- 262	Sri A. Venkatesham DU-338
2	282	VI	Sri Vivekananda Kandala DU- 282	Dr. K Eshwara Prasad DU-065	Sri. K Phani Kumar DU- 262
3	108	V	Smt Swarna Rudra Raju DU -108	Sri S Sri S Muni Krishna DU - 122	Smt CH Padmavathi DU-135
4	112	V	Sri NV Anjaneya Raju DU - 112	Smt. Swarna Rudra Raju DU -108	Sri. VS Ramachandra Raju DU - 134
5	246	VH	Air Cmde BSH Varma DU - 246	Dr. K Eshwara Prasad DU - 255	Smt. T. Jhansi DU -249
6	255	VH	Dr. K Eshwara Prasad DU -255	AirCmde BSH Varma DU - 246	Smt. T. Jhansi DU -249
7	240	IIIIH	Ex Cpl URK Prasad DU-240	Ex JWO KSP Reddy DU-233	HFO (Retd) S Laxmi Rajam DU -229
8	229	IIIIH	HFO (Retd) S Lakshmi Rajam DU -229	Sri R Karunakar Reddy DU-231	Ex Cpl URK Prasad DU-240
9	199	II&III	Sri PDV Balaji DU-199	Sgt PV Rao DU - 178	Sri P Ravi Kiran DU-193
10	186	II&III	Sri Yenama Ramanjaneyulu DU-186	Sri PDV Balaji DU-199	Ex Sgt Sangeet Raj Shankpal DU-206

During the election process the returning officers clarified owning more than one DU have multiple votes, if a member completes two terms being a co-opted members is he allowed to be a BOM member in the third year and in case of Joint Owners absence of the first owner registered as per the document is the co-owner is allowed to vote? All the above points were clarified and as one time option it was accepted by the house. Upcoming byelaws modifications should address this extensively and incorporate the accepted changes.

HOWEVER COMMODORE V KUMAR (Retd) SUGGESTED THE FOLLOWING AGM/EGM TO EXAMINE AND TAKE UP FOR AMENDMENT OF BYE LAWS.

(Handwritten signatures and notes)
 12/17/1
 A.V. Subbatah
 V. Lalitha.
 Swarna
 Chand
 Rand

- i) Whether an individual owning and registered as a member for more than One DU is entitled to more than a SINGLE VOTE?
- ii) Whether a co-opted member's term could be counted as a term of service in BOM and will restriction of two continues term include such co-opted term as well?
- iii) WRT Second co-owner's right to membership, it may be noted that BYE LAWS permit such as a single non revocable right on approval in the record of the office based on the request in writing from all co-owners of that DU.

THE GENERAL BODY RESUMED ITS PROCEEDINGS AFTER THE ELECTIONS AND LUNCH.

4. AGENDA POINTS

UNACTIONED POINTS

- a. PARTIAL PAINTING WORK HAS BEEN COMPLETED FOR CHILDREN PARKS, FOUR GATES, GANDHI VANAM AND ABDUL KALAM BAGH AND AMOUNT SPENT RS 1,50,000/- AS AGAINST SANCTION OF RS 6,00,000/- APPROVED IN THE PREVIOUS AGM. REST OF PAINTING WORKS MAY BE TAKEN UP BY THE NEXT BOM.

Discussion: Some Members pointed out that poor painting was noticed and rust on the walls of the Parks where children are playing is still visible.

Decision: AGM emphasized the need for closer monitoring and supervising quality of work by BOM through a nominated representative/Office Manager.

- b. DISTRIBUTION OF FOUR WHEELERS AND TWO WHEELERS STICKERS IS NOT UP TO DATE. THOUGH THE BOM HAS SENT MESSAGES NUMBER OF TIMES THE RESPONSE IS VERY POOR.

Discussion: Members observed that the WhatsApp messages to Members for distribution of stickers are not an effective measure. Unauthorised vehicles are posing threat to safety of residents and their property.

Decision: The security staff along with one BOM member shall ensure that all Residents Vehicles are provided with stickers for two and four wheelers after due verification of registration documents within a reasonable time.

Late Entry of vehicles into the colony: A circular shall be issued stipulating the exact procedure to be observed by the vehicle owners and cabs while entering the Gates. Proof of ownership shall be produced while entering the Gates or a procedure of pre-verification of owners' vehicles shall be laid and included in the Circular.

- c. TELEPHONE DIRECTORY COULD NOT BE COMPLETED NEXT BOM TO TAKE UP THE SAME.

Discussion: Nil

Decision: The newly formed BOM will handle the issue.

- d. DUMP YARD ENTRANCE COULD NOT BE COMPLETED AS GHMC LAID PIPE LINE THROUGH DUMP YARD AND BROKE THE SLABS TOWARDS SOUTH SIDE WHERE WE HAVE PLANNED

Handwritten notes and signatures:
 - 20/7 for BOM
 V. Lalitha
 Swarna
 6/17+1
 G.V. Subbatah
 Chand
 Sand

FOR ENTRANCE FOR DUMP YARD. THE WORK MAY BE TAKEN UP BY THE NEXT BOM AFTER LAYING THE BROKEN SLAB IN DUMP YARD.

Discussion: Nil

Decision: The work may be taken up by the next BOM after laying the broken slab in dump yard. The recommendation is accepted.

e. BOM COULD NOT CONSULT ADVOCATE REGARDING ANY LEGAL ISSUES FOR IMPLEMENTATION OF PROVIDENT FUND FOR EMPLOYEES OF JVV.

Discussion: Members discussed the alternative of contracting outsourcing the implementation.

Decision: AGM agreed that issue should not be looked in isolation and to be viewed as applicable to RWA and in the overall wage policy to be formulated and as and when approved by EGM/AGM.

f. ILLEGAL CONSTRUCTION AND ENCROACHMENTS ARE LISTED IN ROM DATED 29/01/2023 COULD NOT BE COMPLETED AND THE NEXT BOM TO TAKE FURTHER ACTION.

Discussion: The following points were discussed:

Near DU No. 60, plants are grown outside the DU. Parking space adjoining DU No. 60 shall be cleared and the same be restored to the Association.

Display boards shall be placed wherever there are open/vacant spaces stating that the land belongs to the Association.

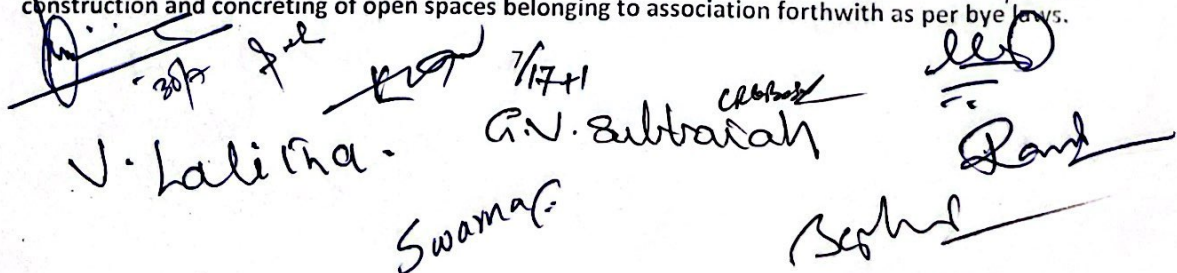
One of the Members pointed out that as per the latest decision of High Court, society's services can be stopped to erratic Resident/Members, and penalties can be imposed on them.

Any internal or external modifications of Dwelling Units shall be monitored strictly in accordance with byelaws and decisions of the AGM. Vehicles carrying construction materials can be stopped after verification.

Wg Cdr (Retd) P M Rao advised that the BOM or Committee Members should not take law into their own hands.

The General Body took cognizance of the complaint of external modifications in DU No. 60 beyond the permitted limits, affecting adjoining DU No. 61, and no action has been taken on the complaint made by owner of DU No. 61 with similar complaint at DU No. 216. With respect to DU No. 216, the external modifications were carried out without permission from the BOM and on change of BOM permission was granted blindly without penalties and NOCs. The Complainants pressed for action against President. AGM also addressed the issue of construction of three floors in contravention of byelaws.

Decision: In all such cases of infraction of Byelaws the following actions shall be initiated by the newly formed BOM. AGM unanimously directed the BOM to proceed with removing illegal construction and concreting of open spaces belonging to association forthwith as per bye laws.


V. Lalitha
Swarna
A.V. Subrah
Seshu
Ranjit

- i. In case of illegal construction or on encroachments of public spaces and areas belonging to the Association AGM unanimously directed the BOM to proceed with removing of illegal construction of open space belonging to the association forthwith.
- ii. In case of external or internal modifications by individual DU owners, which are not in accordance with Byelaws and procedures approved by AGM, BOM shall examine and issue notices to the erring members and follow up the same with due process of law.
- iii. Penalty clauses shall be invoked wherever justified legally keeping in view the principles of natural justice.

In conclusion the General Body requested Mr. Vivekananda Swamy to visit DU No. 61 and request the owner of DU No. 60 to cooperate.

g. CAR PARKING FOR AKASH GANGA IS PENDING, NEXT BOM TO TAKE UP THE SAME.

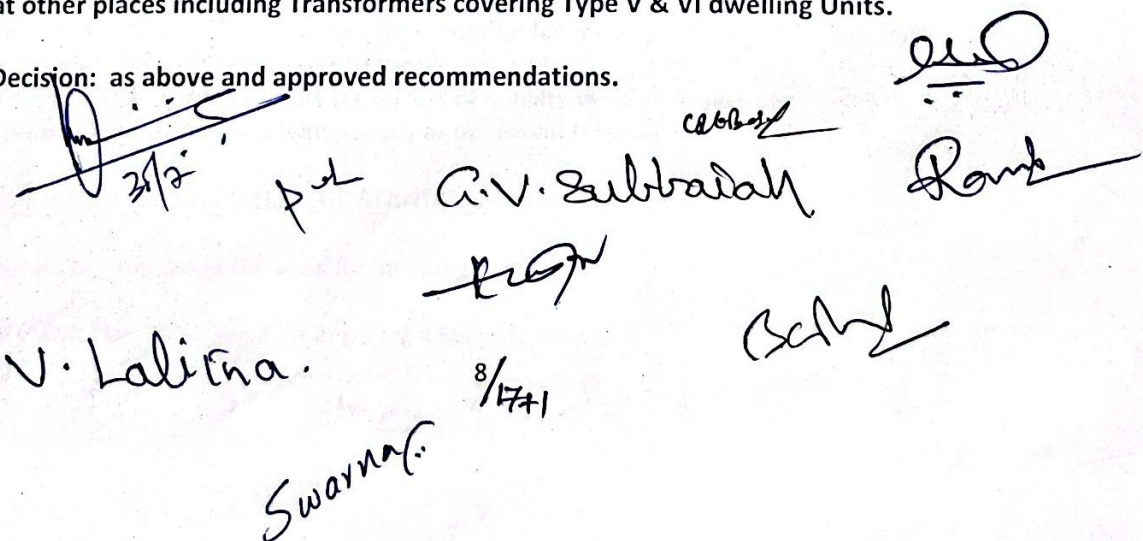
Discussion: No separate Parking Committees one for Akash Ganga and others for different Types shall be placed.

Decision: There shall be only one Committee for entire Colony overseeing Parking Spaces consisting of Members selected from Dwelling Units of all Types to ensure proper representation. BOM shall frame terms of reference for the Committee. A provision for parking of Guests' vehicles may also be considered. The Committee shall prepare report and submit to the BOM for later decision by AGM/EGM. Further all illegal occupations and construction of Parking Spaces shall be removed through legal actions.

h. REFURBISHING OF TRANSFORMERS: TWO COMPLETED THROUGH TSSPCDL, REST TO BE TAKEN UP BY NEXT BOM.

Discussion: Members requested for early completion of refurbishment of Transformers at other places including Transformers covering Type V & VI dwelling Units.

Decision: as above and approved recommendations.

A collection of handwritten signatures and initials. At the top left, there is a signature with '2/12' written below it. To its right is 'p.d.'. Further right is 'A.V. Subbratah' with 'cebsyl' written above it. To the right of that is another signature with 'Ramb' written below it. Below 'A.V. Subbratah' is another signature. Below that is 'V. Lalitha.'. At the bottom left is 'Swarna.' with '8/17/1' written to its right. At the bottom right is another signature.

AGENDA POINTS

POINTS FROM BOM

a) WRITE OFF RS 13200/- PENDING RENT FROM SEP 2022 TO JUL 2023 FROM HI REACH BROAD BAND.

Discussion: General

Write off Approval Proposed By: Cdr R Dasari (Retd) DU No. 34, Seconded By: Sri A Ramesh DU No. 64.

The General Body approved the Write off Rs 13200/- pending rent from Sep 2022 to Jul 2023 from Hi Reach Broad Band.

b) WRITE OFF RS 27600/- PENDING RENT FROM JAN 2023 TO JUL 2023 FROM SKATING RINK

Discussion: General

Write off Approval Proposed By: HFO S Laxmi Rajam (Retd) DU No. 229, Seconded By: Cdr S Ashok Kumar (Retd) DU No. 85

The General Body approved Write off Rs 27600/- pending rent from Jan 2023 to Jul 2023 from Skating rink.

Finally, Cmde V Kumar (Retd) recommended that such situation to write off should never arise in future and the BOM may revisit the contracts with the vendors and include/revise terms so that the overdue rent becomes adjustable completely within the advance amount (Deposit of Six months). Further penalty of late payment does not mean defaults in perpetuity. If default persists beyond 60 days, notice of termination of contract may be issued and also user members altered of such eventuality and advised to be cautious with their subscription of vendor.

c) RATIFICATION OF RS 9000/- TOWARDS PURCHASE OF 150 NILKAMAL CHAIRS FOR AKASH GANGA

Discussion: General Body applauded the BOM for purchase of good quality Chairs at a price much lower than the MRP thus benefiting the Society.

General Body ratified the excess expenditure of Rs 9000/- towards purchase of 150 Chairs.

Ratification Approved by: Sri A Ramesh, DU - 64, Seconded By: Smt A Radha Bhavani, DU - 63

d) ACTION ON LONG PENDING MAINTENANCE AND WATER BILL CHARGES FROM DU NO.55.DISCUSSION

The General Body considered the representation for waiver of penalty for dues. A cross section of members suggested stoppage of supply.

Decision: DU owner's request for waiver of penalty for dues is rejected. BOM to take further action to recover the dues with penalty as per extant byelaws.

e) TO DISCUSS REQUIREMENT OF STANDING COUNSEL.

Discussion: Discussed the need for Standing Counsel services.

Decision: There is no need for engaging a Standing Counsel.

20/7/21
U. Lalitha.
Swarna
G.V. Subbarath
Bhaskar

f) WAGE POLICY FOR EMPLOYEES.

Discussion: A Power Point Presentation was made of, existing income and expenditure, present wage structure etc. Mr. D P Kothuri explained the impact of ESI and EPF which would cause an overall increase of 15.25% on existing wage bill, and whether it is warranted in view of alternative benefits and insurance covers enjoyed by the Workmen privately. He also explained the scale of benefits presently enjoyed by the Staff which is comparable to what they get after bringing them under the fold of ESI/EPF.

He also explained the Housing Societies are not amenable to ESI Act as they do not constitute "Shop", "Industrial or Commercial or Manufacturing establishments:" or "Office" which fall under the ambit of ESI.

He clarified that the initial registration for ESI coverage was not at all required and was a mistake if done presuming that it had was legally mandatory.

Decision: General Body observed that the matter cannot be deferred and buck passed to successive BOMs and AGMs and hence a Commission should be formed to decide the matter. Invitation for volunteers was announced. The following Members were kind enough to volunteer.

- i) Mr. Vivekananda. Kandala DU No.282
- ii) Mr. P. Krupakar DU No.037

Cdr DP Kothuri (Retd.) was asked to provide Terms of Reference for the Wage Policy Board. The Terms of Reference provided by the member are appended below.

1. Various aspects that need to be encompassed in the gamut of their studies by the board, appointed for formulating wage policy for the JVVHOWA employees, are enumerated in the succeeding paragraphs.
2. Employees records, standard format for maintaining bio-data both in digital form and hard copies
3. Entry age, qualification, selection procedure, appointment letter with terms of conditions attached, retirement age.
4. Working hours, salary, annual increment, allowances, OT, uniforms entitlement, meals,snacks,tea provision by employer
5. Loans, salary advance, extraordinary grants, recovery of loans
6. Dismissal, premature retirement, Services No Longer Required, Golden Handshake
7. Benchmark salary, yearly increment, yearly bonus, revising the benchmark salary
8. Leave entitlement, list of holidays
9. Monthly meeting of staff, durbar, redressal of grievances
10. Any other aspects deemed fit.

g) APPORTIONED LAND SUB COMMITTEE FORMED ALONG WITH AFNHB REPRESENTATIVE AND SUBMITTED THEIR REPORT. IT IS STILL UNDER PROCESS. THE AFNHB AUTHORITIES SEND LETTERS TO ZONAL COMMISSIONER, KUKATPALLY ALONG WITH DRAWING AND REQUESTED TO HANDED OVER THE EXCESS APPORTIONED LAND BEYOND 10% LAND HANDED OVER AS A GIFT DEED. ACTION PENDING WITH ZONAL COMMISSIONER, KUKATPALLY.

for
3/27
V. Lalitha.
Swarna
10/17+
A.V. Subrah
Swarna

Discussion: BOM to follow up with GHMC

Decision: The new BOM to follow up with GHMC.

- h) CAR PARKING COMMITTEE FORMED FOR TYPE II & III AND III-H CAR PARKING COMMITTEE SUBMITTED ITS REPORT ON 31 OCT 2023. PUT UP FOR APPROVAL BY AGM.

Discussion: Nil

Decision: ONE committee to be formed by BOM to look into overall requirements of all types of DUs, Visitors and Akash Ganga parking with equal representation from all type of DUs. Previous parking committee reports to be handed over to new committee for reference.

- i) SOLAR PANEL COMMITTEE HAS SUBMITTED THEIR REPORT AND THE COMMITTEE RECOMMENDED NO NEED OF SOLAR PANELS FOR AKASH GANGA.

Discussion: Nil

Decision: The New BOM shall review the Report and take action.

- j) RECONSTITUTE THE BYE- LAWS COMMITTEE WITH FAIR REPRESENTATION FROM THE RESIDENT MEMBERS IN THE COLONY.

While Vice-president (Smt Swarna Rudra Raju) expressed concern over the Bye-laws committee – members all being original allottees and the report is favoring the original allottees by large, and also raised the matter of Legal vetting of the Bye-laws committee being sent for Legal vetting without BOM review, Mr. Gandhi Reddy, Mr. RV. Prasad, Mr. I. Jayababu, followed by many members of the AGM present also condemned the action of president and the bye-laws committee's shrewdness and biased decisions favoring certain sections of the members i.e Original allottees. Secretary and other BOM members' i.e. Mr. Anjaneya Raju, Ms. Sneha Latha also expressed their descent over the Bye-laws committee report and the overall process of the formation of the committee, obtaining their report and directly sending it to legal vetting prior to BOM review itself.

Comde V Kumar (Retd) said that the Committee was already formed representing the all types of DUs as a follow up action point on the previous AGM and submitted its report. BOM has to circulate the report and call for EGM. Internal differences of opinion of some members of BOM should not affect the progress towards logical conclusion. However the comments of each member will be considered by EGM at the meeting before arriving at final approval. It was decided that all committee reports received by the BOM will be circulated to all members and thereafter discussed separately in an EGM to be called by the BOM.

Decision : The new BOM shall review and take action.

[Handwritten signatures and notes]
11/1771
V. Lalitha. Swarna
A.V. Subbaiah
Schoor

- k) ONE BORE WELL IS IN USE AND REST TWO ARE NOT IN USE. NEED TWO MORE BORE WELLS; FOLLOW UP TO BE MADE WITH GHMC. GHMC AGREED FOR ONE BORE WELL AT GANDHI VANAM.

Discussion: There was heated debate on digging of bore wells and their functionality. The Old Member in charge clarified that the bore well dug on Road No. 1 is perfectly functional and condemned the criticism on its working condition.

Decision: Commodore V Kumar suggested a complete resurvey mapping of water source for bore well as was carried out in 2006 and then decide the place of drilling. He cautioned against drilling of bore well in Gandhi Vanam due to its proximity to the lake where all sewerage flow. The New BOM shall review and take action.

- l) ATM PROPOSED IN OUR COLONY, DBS BANK IS READY TO INSTALL THEIR ATM. REVENUE RS 1.80 LAKHS PER ANNUM. RENT WILL BE RENEWED AFTER TWO YEARS.

Discussion: Members discussed the need for having a separate ATM inside the colony in view of the inconvenience that would cause to the resident from outside public. Members were appraised that Security for ATM is not the responsibility of Association.

Decision: Rejected.

- m) FORMATION OF ANY COMMITTEE OR SUB-COMMITTEE AND ITS VOLUNTEER MEMBERS SHOULD BE APPROVED BY THE BOM. FAIR REPRESENTATION FROM RESIDENT OWNERS IS MANDATORY.

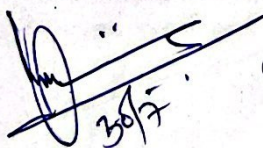
Discussion: The BOM and the standing advisory committee have representatives from all Types of DUs. Therefore, AGM agreed that too many committees are unnecessary.

Decision: Formation of any subcommittee if necessary by the President of BOM due to its technical nature and or complex issues involved, the President WITH THE APPROVAL OF BOM may appoint a subcommittee. However, all such committee reports must be discussed and approved by the BOM. And where it requires approval of the General Body, the report along with its recommendations must be circulated to members well before calling for a decision in an EGM/AGM or Resident Owners meeting. Further Cmde V Kumar stated that any sub committee appointed by AGM does not require approval of BOM.

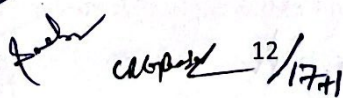
- n) CONSTRUCTION OF BUS STOP FOR SCHOOL BUSES OPPOSITE TO THE EXISTING BUS STOP APPROX. COST RS 2 LACS.

Discussion: General Body explored various for erecting bus shelters. School buses shall not come inside the sub-lanes. They should collect the school children from the main road.

Decision: Erection of bus shelter at open space near DU No. 86 is approved by the AGM. Later a donor Mr Eswar Prasad offered to bear the cost of construction up to Rs.2.00Lacs on his mother's name. The newly formed BOM will take a decision.


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V. Kalitha.


12/7/21

Swarna



A.V. Subbaram



o) SPORTS FACILITIES UPGRADATION: TENNIS COURT, BADMINTON COURT AND CHILDREN'S PLAY AREA. APPROXIMATE COST AROUND RS 15L.

Discussion: General Body discussed the matter and observed that there shall be control on people who are using the play grounds.

Decision: General Body rejected the proposal to upgrade the playgrounds. A detailed report to be submitted by the BOM on sports up gradation to the EGM/AGM for approval.

p) DRAINAGE COMMITTEE FOR TYPE V, TYPE II & III, & TYPE IIIH ARE COMMENDED DRAINAGE MODIFICATION WITH REPLACEMENT OF PIPE LINES WAS SUBMITTED REPORT TO BOM WITH ESTIMATED COST OF RS.3,50,000/-. PUT UP FOR APPROVAL BY AGM.

Discussion: Sewage overflowing should also be plugged.

Decision: General Body approved the cost of Rs.3,50,000 for drainage modification with replacement of pipe lines.

General Body also approved a cost of Rs. 50,000/- for removal of boulders Opp: Mahalakshmi Stores.

q) CLUB HOUSE COMMITTEE FORMED BUT NO REPORT SUBMITTED TILL DATE.

Discussion: Nil

Decision: The newly formed BOM may follow it up and put to the next AGM.

r) STATUS OF PENDING COURT CASES AND FUTURE ACTION.

Discussion: Nil

Decision: The newly formed BOM may please review the cases and put up to the AGM.

s) ACTION ON PENDING TRANSFER CHARGES AND CONSTRUCTION CHARGES (LTMF).

Discussion: A thorough debate on this point took place.

Decision: General Body reviewed case of request for waiver of transfer Charges with respect to DU NO. 299 and rejected the same. DU No. 218 No dues shall be waived. To issue one month notice and follow up to be continued. Regarding DU No. 51 General Body noted that this DU was recently purchased without NOC. To be collected as early as possible.

General Body was also apprised that NOCs' were issued for Additional and Alterations of DU to some of the Dwelling Units. For DUs 63 & 96 no construction work commenced and AGM has asked the next BOM to withdraw NOC already issued to DUs' who have not commenced their modifications within 3 months.

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Swarna
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Handwritten signatures:
A.V. Subbarah
S. S. S.

Further the General Body decided that NOC shall be designed in a printed format, *inter alia*, bearing Serial Number, its validity, say three months, shall be specified in the format. In case of construction for internal or external modifications without NOC, legal action as per Byelaws should be initiated. AGM has asked the next BOM to withdraw NOC already given to DU's who have not commenced their modifications within 3 months.

- t) STRAY DOGS FEEDING POINTS TO BE IDENTIFIED AND THE SAME TO BE STRICTLY IMPLEMENTED.

Discussion: Nil

Decision: The newly formed BOM may look into this matter.

- u) APPEAL TO AGM BY SMT SNEHALATHA (CONSERVANCY I/C) REGARDING DU 216 INTERNAL MODIFICATION WITHOUT NOC AND PAID MEMBERSHIP FEE DURING MODIFICATION.

Discussion: General Body discussed the matter at great length and considered Smt. Snehalatha's complaint and heard both parties. There was a complaint of disturbance from DU 220, 227, 221. She also complained that the President and Treasurer permitted the owner of DU 216 without NOCs. She asserted that internal modifications also require NOCs and this procedure is indispensable.

Decision: Cdr S Ashok Kumar and HFO Laxmi Rajam shall visit the premises and report to the next BOM. On their report BOM shall take a decision after hearing the aggrieved parties/complainants and after duly considering their representations which are presently being placed in abeyance and to be discussed in EGM.

- v) CONVERSION OF SINGLE-PHASE ELECTRIC METERS TO THREE PHASE METERS FOR SHOPS, SCHOOL AND OFFICE ON DEMAND.

Discussion: Discussed the need for up gradation of electric meters.

Decision: Approved total cost.

ADDITIONAL POINT BY BOM AFTER THE ISSUE OF AGM NOTICE (BOM DATED 30-06-2024)

Cutting of Tree and Civil Works in common area without approval of concern government authorities and without knowledge of BOM near DU 292.

Discussion: The matter was discussed in detail.

Decision: Felling of tree near DU No. 134 and DU No. 292 and at other places without approval of concerned government authorities and without the approval of BOM shall be investigated and action initiated by the incoming BOM.

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~~G.V. Subrah~~
G.V. Subrah
Rajam

w) MEMBER'S AGENDA POINTS (CLEARED BY BOM) FOR AGM WITH REFERENCE TO OUR MESSAGE ARE PROPOSED FOR DISCUSSION.

i. By Cdr DP Kothuri (Retd) DU-272.

RENEWAL OF ELECTRICAL DISTRIBUTION BOXES, TRANSFORMERS, STREAMING AND IMPROVEMENT OF THE CONSERVANCY AND ESI FOR JVVHOWA

(a) As regards Electrical distribution boxes, transformers etc. those catering to Type V and VI DUs shall also be renewed/replaced as frequent break down of power lines, etc. are rampant in those areas.

(b) A BOM member who has time and aptitude for the job, or a volunteer resident, is to be given the Conservancy-In-Charge duties. Additional three sweepers should be recruited as the municipality sweepers' strength has been depleted. The total manpower should be judiciously used for the upkeep of the colony without any sacrosanct division of areas between JVV staff and the municipality staff.

(c) On the issue of ESI, Cdr DP Kothuri made a presentation. The General Body decided that the scheme is to be discontinued forthwith. All pending premium along with fines as applicable are to be paid from JVVHOWA fund. ESI is to be approached to cancel the registration of JVVHOWA. No penal action on anybody is contemplated as it was an error of judgment without any mala fide intentions.

ii. By Cdr RRK Rao (Retd) DU-322

a) OPEN SPACES AT VARIOUS PLACES IN THE COLONY SHOULD BE USED AS GREEN/LUNG SPACES AND NOT FOR PARKING & DUMPING CONSTRUCTION MATERIALS.

Discussion: Discussed at length.

Decision: General Body approved the recommendation and authorized the BOM for taking necessary action as per Byelaws.

b) OPEN AREAS IN FRONT OF DU 65 & 52 TO BE GAINFULLY UTILISED FOR OPEN GYM OR FOR SEATING PURPOSES.

Discussion: Discussed at length.

Decision: General Body approved the recommendation and authorized the BOM for taking necessary action as per Byelaws.

iii. By Sri GV Subbaiah DU-213 and Ex JWO S Rama Raju DU- 234.

REVIEW ON AKASH GANGA TARIFF TO THE VARIOUS CATEGORIES.

Discussion: Discussed.

Decision: The incoming BOM shall review the proposal and submit a report to the AGM.

iv. BY SRI JAYABABU DU-270, SRI S.VARMA DU-102, SRI RAVI VARMA DU-260 AND SRI ANJANEYA RAJU DU-112:- FOR REVIEW OF LIFTING THE BAN IMPOSED IN AGM 2022.

Discussion: Discussed.

Decision: The incoming BOM shall review their cases and put up to the AGM/EGM.

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Raju

The following matters/issues numbered (v) to (ix) were deferred and be put up to the next BOM and eventually to AGM.

v. By Sri Anjaneya Raju DU-112 and Sri S Varma DU-102: -

Parking space for type II/III and III-H the Land is common for all not for individuals.

vi. By Wg Cdr MAS Vishnu (Retd) DU-97

Commercial activities in DU No 96, Status of Court Case.

vii. By Cdr. PS Nath (Retd) DU-107

a. Remedial action on sewage system – Committee suggested around Rs3.5L.

b. Bye- Laws committee submitted were in accordance with the guide lines issued by the AFNHB to prevent and safeguard the interests of the servicemen of both the AF & Naval personals settled in the colony.

c. Conversion of Extra Car Carriage in to living room in type V.

viii. By Sri S. Varma DU-102, Smt Anuroopa DU-250, Sri Anjaneya Raju DU-112 and Sri Ravi Varma DU-112. Justification to all the Members of JVVHOWA Regarding the Bye-Laws.

ix. By Prof Eswara Prasad DU-065: - Regarding ESI, Illegal Construction and Bye-Laws committee.

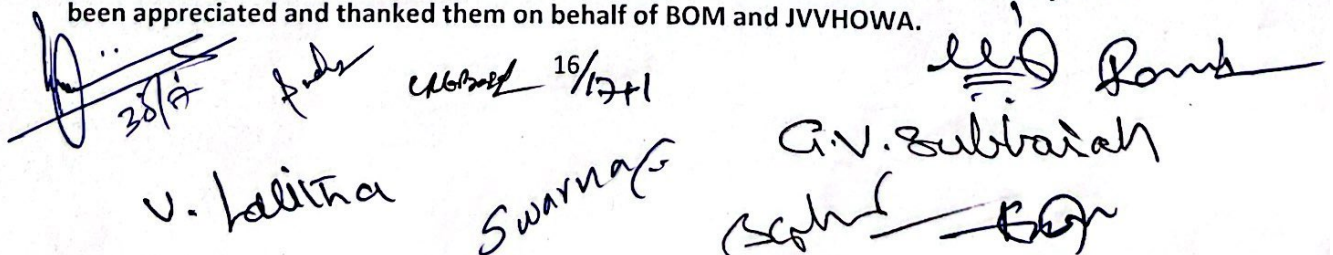
5. ANY OTHER BUSINESS NOT IN THE AGENDA WITH THE PERMISSION OF CHAIR.

The following decisions were taken by the General Body after due discussions:

- i) Critical matters shall be discussed in the AGM/EGM only when absolute majority is present and not when the members' presence is thin.
- ii) Suspension of members: BOM is authorized to investigate and report to the AGM/EGM; AGM/EGM will take a decision with regard to suspension or revocation of suspensions.
- iii) Mud dumped in the park next to DU 85A. – Secretary agreed to remove the same as immediately as possible
- iv) Plants in the Median on East West Road: The median were with bushy crotons which have withered away. The plants in the median are short circuit risk for residents along East west Road and to the colony and these needs to be TRANSPLANTED elsewhere in the colony. He pointed out there were already two incidences in the colony. FIRST was DU 100 had caught fire and was a big loss to the Owners way back 15 years+. Secondly, last year the wire touched the tree at the garden and shorted the transformer at DU 65 causing couple of meters of DU's burning and many electronics / U P S (Invertors) getting burnt in about 10 DU's between DU 1 to 101. DECISION: Trees to be transplanted elsewhere in the colony near to the boundary wall
- v) Whenever a matter is required to be decided by AGM, the same can be decided and resolved by EGM.
- vi) ELECTION/SELECTION OF STANDING ADVISORY COMMITTEE: As regards Standing Advisory Committee, the incoming BOM will decide.

The President and other Members of outgoing BOM thanked the Members for their active participation and welcomed the new BOM and wished them all success in their future endeavors.

Internal audit done by Smt. Swapna of 128 and Cdr DP Kothuri of 272. Their job has been appreciated and thanked them on behalf of BOM and JVVHOWA.

Handwritten signatures and dates: V. Lalitha, Swarna, 16/12/11, G.V. Subbarath, and other illegible signatures.

Mr. G. Ramachandra Murthy recorded the AGM minutes and appreciated accordingly by the AGM & JVVHOWA.

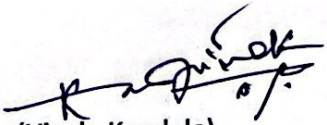
Excellent Job was carried out by the returning officers, whole heartedly thanks to all three (JWO KSP Reddy, Sri N Venkateshwar Rao, Wg Cdr K Radhakrishna (Retd)) returning officers on behalf of BOM and JVVHOWA.

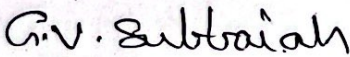
The balance points not discussed in AGM will be discussed in next EGM/AGM with the recommendation of BOM.

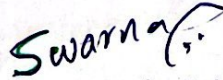
VOTE OF THANKS: Cdr S Ashok Kumar proposed Vote of thanks to the Chair. Accordingly, Members thanked the BOM for their commendable performance during their tenure.


The meeting was adjourned at 9.00 pm.


Date: 24-07-2024


(Vivek. Kandala)
Secretary


(G.V. Subbaiah)
President


(Smt. Swarna Rudra Raju)
Vice President & Electrical



(Ex.Cpl. URK Prasad)
Treasurer

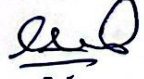

(Smt. E L. Sneha Latha)
Conservancy I/C


(Capt. R. Srinivas)
Member


(K Ravi Varma)
Drainage & Water I/C

(Dr. K. Eshwara Prasad)
Co-opted Member


(Smt. Lalitha)
Co-Opted Member


(NV. Anjaneya Raju)
Co-Opted Member

17/17+1