

**Jal Vayu Vihar Apartment Owners' Association**  
**Kukatpally, Hyderabad - 5000-072**  
**(Regd. No. 4167 of 1992)**  
**Tel: 040 - 888018**

**Minutes of 6<sup>th</sup> Annual General Body meeting Dtd 6<sup>th</sup> July 1997**

**Board Members:**

- |                      |                  |
|----------------------|------------------|
| Gp, Capt. T C S RAO  | , President      |
| Wg. Cdr D Fialho     | , Vice President |
| Sri B Venkat Rao     | , Secretary      |
| Sri N Chandra Sekhar | , Treasurer      |
| Wg Cdr D Narasimham  |                  |
| Sqn Ldr I S S Raju   |                  |
| Wg Cdr R R Reddy     | , Not Present.   |
| Sri Dev Das          |                  |
| Smt Sushma Prasad    |                  |

1. Meeting was called to order at 10:45 AM by President . A brief discussion on technical aspects of the meeting , including conduct of the proceedings and the agenda points took place. Several members including the following spoke on the subject. Mrs Prakasa Rao , Cmde Kumar , Wg Cdr Mohan Rao , Mr Narayana swami, Mr Chandra Sekhar , Gr Capt Raipet . Finally a consensus was reached to go ahead with the agenda points one by one.
2. Minutes of the previous meeting held on 29<sup>th</sup> Sep 96, already circulated , were taken as having been read.  
Proposed by Gp Capt Ganapathi , Seconded by Gp Capt Raipet.
3. Report of Board of Managers , already circulated, was taken as having been read.  
Proposed by Wg Cdr Nagesan , Seconded by Cmde Kumar
4. Balance Sheet:

Secretary stated that assets like Boundary wall , sump etc. were taken in to consideration to provide for depreciation to avail accounting benefits.

Wg Cdr Mohan Rao and Mr Narayana swami opined that water tank and other high value assets should also be taken in to account. It was decided to do so in the next accounting year, after obtaining these values.

Cdr Subba rao asked if we could consider higher depreciation for low asset life items like pumps and other operating machinery .

The President stated that this would be examined and discussed with the Auditors and maximum possible depreciation as provided in the act would be taken in to consideration .

Subsequently, the Balance sheet was taken as read and approved .

Proposed by : Gp Capt Ganapathi

Seconded by: Gp capt Raipet.

5. Appointment of Auditors:

Our existing auditors are M/s P Vishwanadh and Associates. It was proposed to retain the same auditors, for one more year, at the existing remuneration of Rs. 2500 per annum.

Proposed by: Mrs Prakasa Rao      Seconded by : Cdr Ashok Kumar.

6. Income and Expenditure plan for 1997-98

a) Increase in the wages of the Association support staff was discussed. Opinions varied from meeting all the statutory requirements like PF, Minimum wages etc.. etc.. to a general increase / percentage increase to the existing salaries, linked to merit / efficiency. It was agreed in principle, as a consensus, that there should be increase in wages but with improved efficiency and the mode and amount of increase to be decided by the managing committee.

Proposed by : Mr B Venkat Rao

Seconded by: Cdr Subba Rao

b) It was suggested that only revenue income out of maintenance charges be considered to be available for expenditure and all other income be ploughed into reserves. It was explained that in practice this is actually happening and the volume of reserves / FDS is continuously going up.

c) Wg Cdr Mohan Rao proposed that any capital expenditure beyond certain limit must have prior sanction of the general body, so that Association operates in a planned manner.

After due deliberations it was agreed that capital expenditure in case of emergencies in essential services (viz., water distribution, Electrical operations etc.) can be incurred by the Managing Committee. Other capital expenses up to RS. 10,000 at a time, can be incurred by the Managing Committee and ratified later at the AGM. Any Capital expenditure above Rs10,000 at a time must have prior sanction of the General Body.

Proposed by: Wg Cdr P M Mohan Rao      Seconded by: Mr Narayana Swami

d) Medical Camps expenditure proposal:

It was clarified that as a part of JVVAOA's social obligation, certain social welfare activities should be considered. In that, it is planned to conduct 4 medical camps during the year for the residents and staff of JVVAOA, in which medical check-up will be carried out. Each camp is budgeted for Rs 5000/-.

Members approved expenditure for only one camp, spending Rs 5000/-. After ascertaining the response/results of this camp, the Managing Committee should take a decision on conducting more such camps.

Proposed by : Cmde Kumar

Seconded by : Wg Cdr D Fialho

e) Computer. There was a divided opinion and it was decided to defer this expenditure for the time being.

f) Cmde Kumar suggested that expenditure under the heads Horticulture and Coconut trees, be clubbed together. This will be done, now onwards.

f) The President stated that , an amount of Rs 2,00,000 earmarked for painting of common areas and colour washing the exteriors of plastered surfaces be considered as deleted since the proposal is dropped and also , an amount of Rs 10,000 earmarked for repair of approach road also be considered as deleted , since the matter of laying the approach road under Janma Bhoomi Program is pending between Kukatpally Municipality and AFNHB.

Income and Expenditure plan was approved with the above provisions..

Proposed by : Sri Narayana Swami.

Seconded by : Wg Cdr Nagesan.

## 7. Bye -Laws :

President stated that the Draft Bye-laws were circulated more than a year ago and that there have been extensive discussions on the provisions. He also stated that provisions on Proxies and Membership etc., were discussed a number of times and that efforts have been made to reach a consensus on these aspects. The proposals and deliberations were as follows:

Proposal: Proxies for members permissible; the categories of persons who may be appointed as proxies are Father, Mother , Spouse, Son, if a major , Daughter if a major , GPA Holder to the concerned member , and Any other Member of the Association. A person may hold only one proxy. A proxy may take part in discussions and cast his/her vote. Relationship of proxy to the member shall be indicated on the proxy form.

Cmde Kumar opined that on behalf of outstation serving personnel who are normally unable to attend ,the local service personnel should be allowed to hold two proxies.

After a brief discussion , the General body unanimously agreed to permit all Members to hold up to TWO proxies. However ,other categories of persons as mentioned above ,who can hold a proxy on behalf of a Member who is related to them , shall hold only one proxy.

Proposal : Provision on Associate Membership be dropped / Deleted.

General Body unanimously agreed for the proposal.

Proposal : Provision on the Election & Term of office of Board Members to remain as per the original Bye-laws. In that, the Board Members shall be elected at the General Body Meeting. After completion of Phase II, the Board shall comprise of Eleven members, out of which, Six shall be from type VI, Three from Type V & VH and two from Type II , III & IIH.

General Body unanimously agreed for the proposal

The President suggested that ,the draft Bye-laws circulated earlier be amended /revised/recast as per the above proposals /provisions and taken as the New Bye laws of the Association.

General Body unanimously agreed to the suggestion.

Proposed by : Gp capt Ganapathi .

Seconded by : Cmde Kumar.

8. Other Points:

- a) President presented the case of an individual member approaching the Board with a request for permission to dig a bore-well in his premises. Since this has far reaching consequences, General body was requested to express its opinion.

General body after a brief discussion, decided against giving permission for the request.

- b) Seepage in Dwelling Units: President informed the house that Seepage problem was taken up with the AFNHB again. AFNHB communicated to JVVAOA, to take the help of, Phase II Project Director and the Architect to identify the seepage points for further necessary action.
- c) President communicated to the house that AFNHB has confirmed that only 141 houses would be built in the Phase II of Jal Vayu Vihar, Kukatpally.
- d) Non-residential Activity: It was informed to the house that owing to the sound financial position of the association and the increasing demand for renting houses in Jal Vayu Vihar, notices for Cessation of Non-residential Activity w.e.f. 1<sup>st</sup> Jan 1998, have been issued in Feb 97 and this matter needs to be followed up.
- e) Community Centre:

The need for Community Centre was generally accepted by the members. However, there was divergence of opinion on the location and financing of the structure. President stated that the matter is presently under consideration of AFNHB for sanction of interest free loan to JVVAOA, repayable in six years.

f) Registration:

Wg Cdr Mohan Rao suggested that legal advice be sought in the matter of registration of only plots without including the cost of the structure. It was decided that the next committee may study the issue and act in an expeditious manner.

9. Election of the New Managing Committee..

Following members were unanimously elected to the Managing Committee.

Type VI

Cdr Ashok Kumar

Proposed by : Cdr Subba Rao

Seconded by : Commodore Kumar

Gp Capt Raipet

Proposed by : Gp Capt Ganapathi

Seconded by : Wg Cdr Nagesan

Mrs Prakasa Rao

Proposed by: Sqn Ldr I S S Raju

Seconded by : B Venkat Rao

Wg Cdr P M Mohan Rao

Proposed by: Mr Narayana Swami

Seconded by : Mrs Indira Reddy

Type V

Wg Cdr Jain

Proposed by: Mrs Sushma Prasad

Seconded by : Mr B Venkat Rao

Mr Narayana Swami

Proposed by : Commander Subba Rao

Seconded By : Wg Cdr Saikia

Cdr Surendra Nath

Proposed By : Gp Cap T C S Rao  
Seconded By : Sri B Venkat Rao

Type II&III

Mr Kalyan Raman:

Proposed By : Mrs Sushma Prasad  
Seconded By Gp Capt Raipet

Mr Subbaiah

Proposed By : Mr B Venkat Rao  
Seconded By Sri Chandra Sekhar

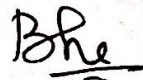
President stated that a copy of the new Bye-laws and the Minutes of this meeting will be ready within a week , to be handed over to the new committee .

President on behalf of the managing committee, expressed gratitude to all the members for the excellent co-operation and understanding shown towards them during their tenure . He also requested the General Body to extend the same spirit of understanding to the incoming committee and wished the new committee all success , in its endeavours.

President welcomed the new board . Wg Cdr Mohan Rao thanked the existing Board for all the good work done by them.

There being no further points, the President declared the meeting concluded at 1410 Hrs.

Hyderabad  
10-7-97.

  
( B Venkat Rao)  
Secretary  
JVVAOA

# JAL VAYU VIHAR

## Apartment Owners Association

Kukatpally, Hyderabad - 500 072. Tel. : 888018

Regd. (4167 of 92)  
No.

Ref. : /AGM 97.

To

The Registrar of Societies,  
Hyderabad.

Date: 27-7-97

Sub: List of Office Bearers of Jal Vayu  
Vihar Apartment Owners Association.

Sir,

The list of Office bearers elected in the Annual General Body Meeting held on 6-7-1997 for the year 1997-98 is furnished hereunder for favour of information and record.

Name of the Office bearer	Designation of their standing in the Assn.	Address.
1. Wing Commandeer P.M. Mohan Rao s/o Kotaiah Naidu.	President.	House No.91, Jal Vayu Vihar.
2. Gp. Capt. M.A. Raipet s/o Shri Late R.V. Marthand.	Vice-President.	House No.53, J.V.V.
3. Lt. Cdr. P. Surendranath s/o Shri P. Subba Rao.	Secretary.	House No.107, J.V.V.
4. Shri N. Kalyan Reman s/o P. Natesa Iyer.	Treasurer.	House No.194, J.V.V.
5. Shri G. Narayana Swamy, S/o G. Brahmaiah.	Executive Member.	H.No.116, J.V.V.
6. Wg. Cdr. S.K. Jain, s/o Jain	..	H.No.113, J.V.V.
7. Cdr. S. Ashok Kumar s/o S. Satyanarayana Rao	..	H.No.85, J.V.V.
8. Shri G.V. Subbaiah, s/o G. Punnaiah.	..	H.No.213, J.V.V.
9. Vacant.	..	..

Copy to the Director-General, JAL VAYU VIHAR  
A.F.N.H.B, New Delhi-110 003  
for favour of info.

President  
Wg. Cdr. P.M. Mohan Rao)  
Apartment Owners Assn.  
KUKATPALLY-500 072