

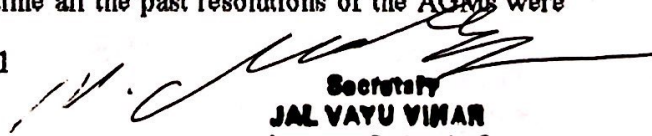
Minutes of Meeting of Annual General Body of JVVAOA
held on 20 JULY 2008 at Akash Ganga

1. The House assembled at 1700 hours on 20th July 2008 with the following members of Board of Managers present:

Cdr(Retd)R.Dasari	Vice President
✓ Dr N Chalamaiiah	Secretary
Ex P.O.R. Veerababu	Treasurer
Sri.VS.Ramachandra Raju	Water & Electrical
Wg Cdr(Retd)SK.Jain	Member
Ex JWO.S.Rama Raju	Security
Cdr (Retd)A. V. Subba Rao	Member
Sri. Shekar Maratia	Member

1. The AGM was chaired by Cdr(Retd) R.Dasari the Vice President as the President could not attend because of his unavoidable foreign tour. The required quorum of 71 members was not present and therefore the house was adjourned and reassembled at 1730 hours. The total members present were 42 including 7 proxies at this time and the house was called to order. Final attendance was 49 members including proxies. The Chair welcomed all members and proxies to the meeting and entrusted to the Secretary to note down the minutes and stated presentation to the House.
2. Minutes of AGM 2007 was considered read out as it was already circulated to all members and were proposed for ratification. At this juncture a point of order was raised by Wg. Cdr.(Retd.) P.M. Rao that the AGM minutes were not circulated within the stipulated time of 30 days. After prolonged discussion finally the minutes were proposed for ratification by Ex M W O Reddy and Seconded by Cdr.(Retd.) Subba Rao and ratified by the General body
3. The EGM minutes were proposed for ratification by Gp. Capt.(Retd.). TCS Rao and the proposal was seconded by Sri Ranga Rao and ratified by the house.
4. The Chair thereafter presented the report of Board of managers for the Year 2007-2008. AGM has discussed at length and pointed out that most of the resolutions accepted during the previous AGMs were not implemented. Some of the members advised that the AGM may be postponed till such time all the past resolutions of the AGMs were

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Secretary
JAL VAYU VINAR
Apartment 07/08/09
BHEATPALLY-000 072

implemented by the existing board and finally it was resolved that the house will continue with the business and passed the following resolutions based on the report.

a) It is discussed that Municipal staff is not cleaning the roads properly. Due to responsibility of our staff and Municipal staff is not working out properly. Kukatpally Municipality may be approached to enhance the conservancy staff. The foliage on the roads to be cleared regularly.

b) Usage of play grounds should primarily be restricted to purpose for which facilities are created and adhere to timings to be promulgated by the BOM. A security guard may be posted at the basket ball court for 3 months to discipline the children not to play other than Basket ball game in the court that too in the scheduled timings. The proposal for fencing of the basket ball court is deferred. Timings for the play and exclusive game to be played in the court may be displayed on a sign board displayed at the respective courts of play

c) To approach the Municipality to convert Gandhivanam in to a good playground.

d) Pot holes on the roads may be filled with cement concrete

e) No additional construction to extend Akash Ganga

f) Gifts may be distributed to all the employees as being done previously

5) The question of permitting extension to type-3 houses is discussed at length and resolved that they can have the extensions under intimation to the JVV office after getting due clearances from the local government authorities.

AGM examined the Audited Balance Sheets and auditor's representatives were present and participated in the deliberations. The following observations were made for taking up with Auditors for presentation of Accounts from FY 2007-08.

a) Corpus Fund to show accrued Reserve Fund separately.

b) Auditor's report to include his opinion on soundness of fund investment and utilization.

c) Audited Balance Sheets for 2007-08 were approved by the house

d) It was decided by the house to continue with the present auditors for the financial year 2008-09

6. **Water Tariff:-**

- a) The house discussed the water tariffs at length and it was proposed by some members that the tariff up to 35 KL /month /dwelling may be extended to 50 to 100 KL. Finally it was resolved to stick to the present tariffs.
- b) Events of stealing of water from the colony as it was reported by some of the members that water is being stolen from the colony
- c) To take stringent steps to stop the pilferage of water by some of the dwellers as it was reported that pilferage is taking place in the colony

Mr. Rama Chandra Raju is appreciated for his procurement of software's for water billing and combined maintenance bills

7. **Security:-** The security environment is far from satisfactory due to access to public through our two main roads. **Non observance of regulations and general apathy to, day to day aspects pertaining to security by residents further poses serious obstacles to improving security by the Board of Managers.** It is discussed at length and resolved that security to be beefed up at any cost. A standard security agency may be fixed at a reasonable cost (at the current market prices) and observed for 3 months. It may be continued after review by the BOM if its performance is found satisfactory. Else alternatives may be tried. The plea of the present security staff to increase their remuneration by Rs.300/month is differed as the security is proposed to be changed.

a) The owners may be requested to furnish the particulars of the tenants to the society and also the society may try to collect the details of the leased tenants to use their services for the benefit of the society.

b) A police complaint may be lodged about the encroachments at the southern gate and also along the compound wall at several places.

c) Signatures of the all the tenants may be collected and lodge a complaint to the Municipality about all the encroachments around our colony.

d) Possibility of providing fencing on the compound wall may be examined by constituting a committee exclusively for this purpose.

8. The proposal of spiritual center is shelved for the present

9. The BOM are expected to spare some time for the welfare of the society.

10. The following agenda point was discussed.

" An authenticated and consolidated statement of legal entitlement of apportioned land to be registered in respect of each type of DUs i.e. Type VI, V, V(H), III, III(H), II, Extra

Rooms and extra garages of JVV be issued under the signature of an authorized and competent person from AFNHB/JVVAOA."

In the context of Representation made by the members of the Association and flat owners in particular, the General Body has in principle agreed that:

a) The registration of land to dwelling units is to be justifiably linked to the floor space Index of the approved layout.

b) The land should therefore be registered strictly in conformity with Floor Space Index of the approved layout.

The General Body resolves that:-

The anomaly about the registration of land to allottees in general and Type-V, Type III and Type-II flats in particular, was raised by some of the members and discussed at length. It is unanimously decided that AFNHB should be requested to register the land to the dwelling units based on FSI of the final approved lay out of Phase-1 & 2 of Jalvayu Vihar, Kukatpally, Hyderabad. However, wherever some commitments were made to any group the same should be communicated to the JVV office immediately. Hence forth, the documents in respect of allottees will be vetted and sent only based on FSI to AFNHB for approval as per authenticated entitlements for the dwelling units issued by the AFNHB

AFNHB may be requested for expeditious issue of entitlements within 30 days to proceed further in respect of pending registrations.

11. The house adjourned and reassembled after Dinner.

The following members were elected unanimously to the Board of Management for 2008-09 and the House congratulated the newly elected members and wished them success.

S No	Nominee & H No.	Proposed by & H No.	Seconded by & H No.
1	Sri.J K Nayanar 146	Lt.Cdr(Retd.)V.V.S. Nayudu 114	Dr. Sreevardhan 155
2	Wg.Cdr.(Retd.) S.K. JAIN 113	Cdr(Retd.) P.S. Nath 107	Lt.Cdr(Retd.)VVS Nayudu 114
3	Sri V. R. C. Raju 134	Cdr.(Retd.) G.V. RAO 163	Wg.Cdr.(Retd.)V.M. Samsi 135
4	Sri .Chaitanya 209	Sri URK Prasad 240	Sri. K S P Reddy 233
5	Sri Karunakar Reddy 231	Sri K S P Reddy 233	Sri .Ramesh 244

12. The House thereafter proceeded to discuss following agenda points as per notice to AGM and passed resolutions as indicated.

Review of Outstanding Points from Previous AGMs

Utilization of Akash Ganga:-

13. The House approved and ratified the revised rates for non members with a view to restrict the disturbance to as minimal as possible. The revised rates are as follows:

For 6 hrs- Rs15000; For 12 hrs – Rs 30000; For 24 hrs – Rs50000

Caution deposit – as per existing rules.

14. The House also advised the BOM to be selective in granting use to non members.

Employees of JVVAOA:-

15. It is resolved to pay 15 days salary per year as ex-gratia to the employees who are leaving the service after completion of 5 Years services in the society office. This may be applied in the case of employees who resigned their job recently.

Stray Dog Menace:-

16. The House underscored the need for effective measure to eliminate stray dog menace and directed BOM to pursue with Municipal Authorities. Also the owners of the pet-dogs may be informed to control the roaming of their pet dogs on the roads as they are shitting on the roads.

Activities by Group of Residents:-

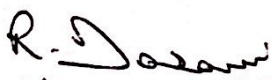
17. The House decided to maintain status quo.

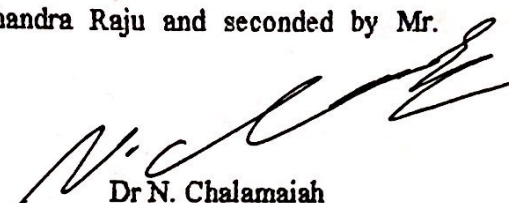
Draft Byelaws:-

18. The byelaws of the association were printed in 1990's after approval by the AGM. Subsequent AGMs have discussed and approved some amendments. The House appreciated the need to consolidate all these amendments for incorporation and promulgation. The House decided that the BOM may call for a SGM after promulgating the consolidated amendments to Bye Laws including new amendments if any.

19. The President thanked all the members for the participation in the meeting.

20. Vote of thanks was proposed by Mr. Ramachandra Raju and seconded by Mr. Chalamaiah and the House adjourned at 2300 Hours.


Vice-President
JAL VAYU VIHAR
Apartment Owners Assn
KURATPALLY-800 072


Dr N. Chalamaiah
Secretary
JAL VAYU VIHAR
Apartment Owners Assn
KURATPALLY-800 072

20 July 2008

Ref: JVVAOA/HYD/202/3

Date : 18. 08.2008

JVVAOA CIRCULAR No. 11/08

The following members have been elected by the General Body to the Board of Managers at the AGM held on 20th July 2008 :-

Handing over / Taking over of the board was completed on 17th Aug 2008.

Sl.No	Name	Designation	DUNo.	Tel/ Cell No.
1.	Wg Cdr S.K. Jain (Retd.)	President	113	23055195
2.	Sri. J.K. Nayanar	Vice President	146	23057736
3.	Sri. V.S. Rama Chandra Raju	Secretary	134	23058599
4.	Ex. Cpl. R. Karunakar Reddy	Treasurer	231	9441083850
5.	Sri. C.G.K. Chaitanya	Security	209	23058926

A copy of minutes of the AGM held on 20th July 2008, is enclosed herewith.

All Members/ Residents are requested to extend co-operation to the new committee.

With regards

Yours sincerely

V.S. Rama Chandra Raju
V.S. Rama Chandra Raju
Secretary