

AGM
~~SGM~~ 25-05-19

Jal Vayu Vihar Apartment Owners Association
Report of Board of Managers for Oct 1996- Mar 1997
6th Annual General Body Meeting 25th May 1997.

Members of the Board:

1. **Gp Capt. T C S RAO**, President
2. **Wg. Cdr D Fialho**, Vice President
3. **Sri B Venkat Rao**, Secretary
4. **Sri N Chandra Sekhar**, Treasurer
5. **Wg Cdr D Narasimham**
6. **Sqn Ldr I S S Raju**
7. **Wg Cdr R R Reddy**
8. **Sri Dev Das**
9. **Smt Sushma Prasad**

We wish to thank all the members and residents of Jal Vayu Vihar for giving us an opportunity to serve the community. We briefly present you the activities of JVVAOA during the last 6 months.

A. FINANCES

Finances of the association are in a good position. We expect to carry on with the same maintenance charges for the next year.

Total reserve position at the current levels is above Rs 5 lakhs

A.1 Exceptional Expenditure

To draw additional water from Hyderabad Metro we have paid Rs 73,281 for additional water contract to Hyderabad Metro water works.

As proposed in last AGM, additional gates have been installed spending about Rs 25000.

One extra 5HP Water pump was purchased at a cost of Rs 10,000

B. SERVICES

B.1 WATER SUPPLY

Water supply has been comfortable excepting 5-6 occasions due to non-receipt water from Manjira.

Our request for the additional intake was sanctioned by Hyderabad metro. We paid the amount as mentioned above.. We can now draw larger amount of water in case demand exceeds 1.5 lakh litres. Excess water consumed will now be charged at normal rates up to 2 lakh litres per day.

As indicated in last report, AFNHB has included the type 6 by-pass water pipe line in the phase 2 scope . Contractor has been given the details . The work will be taken up as early as possible.

As suggested by the earlier Board , the plumber was replaced and the water supply is more reliable now and bills are under control..

Area of attention:

Spare Gate valve procurement
Water tank and Sump Cleaning
Water supply by-pass line.

B.2 SECURITY

By and large security of the colony was satisfactory. No theft / Accident was reported in the colony.

As planned Both southern and eastern side gates were installed . Gates are kept open from 5AM to 10 PM. This has regulated the traffic going to HMT colony at odd hours to a great extent. Only Satvahana side gate is operated during nights. Security register is maintained for all the vehicles moving in/out of the colony indicating vehicle no, Flat No , time of movement .signature of the vehicle driver is taken.

It is proposed to install the gate towards HMT Hills colony during this year. Budget provision for this expenditure is included in the financial year 1997-98.

B.3 CONSERVANCY

Colony maintenance has ^{been} satisfactory . Additional pits have been dug for the waste disposal and they are burnt frequently. It is planned to use the wormiculture process to convert the Bio-degradable waste in to compost which can be used as plant nutrient. Plastic wastes are being separated and treated separately.

Weekly cleaning of the parks is taken up on a rotation basis.

B.4 ELECTRICAL MAINTENANCE

While Electrical maintenance was fairly in order during the past 6 months, Association continues to be in a tight spot on the availability of a regular electrician. This is due to increased construction activity in Kukatpally area and the availability of a skilled technician for our rate . It is planned to have a full time Electrician at revised rate of wages. /non-

We plan to approach APSEB to get Electrical installations painted and preventive maintenance carried out during this year.

B.5 NON-RESIDENTIAL ACTIVITIES.

With better financial position and requests from members , your Board has served a notice to all owners/residents of the dwelling units, where there is a non-residential activity, to stop the same by 31 Dec 97.

B.6 HORTICULTURE

We planted 50 trees with tree-guards during last year. Survival rate is quite encouraging. We request the residents to take up more and more plantation. Association also plans to plant at least 200 trees in the coming rainy season. 2 labourers ~~are~~ continues to be engaged in this activity.

C. DEVELOPMENTAL ACTIVITIES

C.1 MUNICIPAL TAXES.

Lot of ground work in this regard has been done by the association. Communication to this effect has been reaching you from time to time. We expect the property tax challans to be served to our houses by May 97 End. This will become the parallel pre-activity to the Flat Registrations.

C.2 PHASE II CONSTRUCTION

Phase II construction started towards the end of last year with Gp. Capt Raja Rao as the Project director. They plan to construct 179 Houses with a provision for 25 more flats. Expected date of completion is May 98.

Your Association is in close contact with the Project Director to protect the interests of the members, residents, infrastructure, safety and security of those living in the colony, during the construction activity.

C.3 MEMORANUM OF ASSOCIATION AND BYE-LAWS:

In the Last AGM, the bye-laws, excepting those concerning membership and proxies were cleared. On the suggestions of the members Gp. Capt TCS RAO initiated a consensus process among larger cross section of the members. On their suggestion it is proposed that various categories of Membership be dropped for the time being and proxies may be permitted subject to certain conditions. Definition of Proxies from proposed draft bye-laws reads as under:

Proxies : Proxies are permissible. Duly filled in proxy forms are to be deposited in the Association office at least 48 hours before the commencement of the meeting. Only members of the Association or their spouses can be appointed as proxies; and each member can hold no more than five proxies. Spouse of a member can be a proxy to that particular member only. (A spouse of a member can not hold more than one proxy). Proxy votes can be cast only in case of matters pertaining to welfare of residents, maintenance of the colony and other matters of revenue nature. Proxy votes cannot be cast in case of matters concerning acquisition and disposal of property, use of land and existing/future structures in Jal Vayu Vihar and other matters of capital nature/ expenditure.

It is proposed to this august body to approve the bye-laws with above revision in the interest of JVVAOA and future developmental and welfare activities.

Budget for 1997-1998

Plans Proposed:

1. To arrange for One to One spares for water services
2. To Clean water tank twice in a year.
3. To clean sewage tank once in a year
4. To increase staffing by 1 office assistant, one Plumber an Electrician and two Security guards.
5. To increase Staff salaries by Rs 200 across the board per person per month.
6. To improve JVAOA Office furniture by adding 15 chairs, 1 cooler and a filing cabinet.
7. To increase Plantation in JVI Colony.
8. To conduct 4 Health camps in JVI Campus for general check up of children and residents.

Expected Cash-Flow

	97-98 Budget	96-97 Actual
1 Bank Balance as on 1-4-97	139000	
2 Maintenance Charges	580000	591000
3 Rents	45000	44079
4 Cable TV	7500	7520
5 Vehicle Parking	Nil	7800
6 Interest on FDs	60000	59500
7 Dividends on Units	70000	61804
8 New member contribution*	100000	
Total	1001500	770503

* As per the new by-laws a purchaser has to pay 2% of the purchase value as membership fee.

Expected Expenditure

	97-98 Budget	96-97 Actual
1 Salaries	142000	144000
2 Additional Salaries	75000	
3 Electrical Charges, Bore, sump Etc	60000	50351
4 Street Lighting	22000	26782
5 Water Charges	192000	177688
6 Repairs		
Water Lines	20000	20335
Conservancy & Sewage	15000	9500
Security	15000	12000
Electrical	12000	10565
7 Control Parts & Labour Charges	20000	49400
8 Telephone	3000	1815
9 Postage	10000	1722
10 Printing, stationery, Xerox	20000	9600
11 Insurance	6000	5412
12 conveyance	1000	473
13 Festivals	6000	4470
14 AGM Expenses	4000	3508
15 Audit Fee	3000	3000
16 Accounting Charges	2000	2000
17 Bank Charges	1000	271
18 Horticulture additional plants, Tanks, Water lines	30000	7000
19 Miscellaneous	7000	6400
20 HMT Side gates	15000	
21 15 chairs	7500	
22 1 cooler	6000	
23 1 Filing Cabinet	3000	
24 1 computer with printer	27000	
25 Painting of Houses Etc	200000	
26 Medical Camps	20000	
27 one room house in Pump house	30000	
28 Approach road repair	10000	
Total	884500	522858
Balance left for contingencies	17000	