

MINUTES OF ANNUAL GENERAL BODY MEETING HELD AT "AKASH GANGA"
AT 1115 HRS ON 11 JUL 04.

1. Present:

- | | |
|-----------------------------|----------------|
| a. Gp Capt TCS. Rao(Retd) | President |
| b. Shri K.Prasad | Vice President |
| c. Ex JWO KSP.Reddy | Secretary |
| d. Shri.Shekhar Merathia | Treasurer |
| e. Smt.P.Ramasita | Member |
| f. Smt.K.Indira Reddy | Member |
| g. Shri VS.Ramachandra Raju | Member |
| h. Cdr V.Krishnan(Retd) | Member |
| i. Ex Sgt PV.Rao | Member |

In Attendance

- Patron AVM P.Prakash Rao(Retd)
 Representatives of Auditor
 M/s.Sreeramulu & Srihari

2. As the requisite quorum was not present at 1100hrs, President announced the adjournment of the Meeting till 1115hrs.

At 1115hrs, since the quorum was present, the Meeting commenced. The final registered attendance was 89. President welcomed all the Members and Proxies and appreciated the presence of outstation Members and Proxies. He also welcomed the Patron, AVM P.Prakash Rao(Retd) who acceded to the request for his presence, to the Meeting. The President introduced all the Committee Members present, as some of the Members/Proxies may not be knowing the identities of the Committee Members. Later, he requested the Patron to address the gathering. In his address, the Patron expressed his happiness over the construction of CHC 'AKASH GANGA' and appreciated the Committee Members for the team work. He also hoped that many more such efforts will be put in by the Management Committees, in future. The President in his opening remarks stated that it is an occasion to rejoice and thanked all those who helped in making "AKASH GANGA" a reality.

3. **Ratification of the Minutes of the previous AGM & Special Meeting:-** The House agreed to consider the Minutes of the previous AGM & the Special Meeting as having been read and ratified them.

4. **Report of Board of Managers:-** Cdr S.Ashok Kumar(Retd) requested the chair that the report be read out. During the reading of the report, the following points were discussed on the action taken on the points from the previous AGM:-

(a) **FSI for Flats:-** Lt Cdr VVS.Naidu(Retd) enquired whether any follow-up action was taken on the clarifications received from AFNHB, New Delhi. The President stated that since AFNHB itself is the authority to clarify, there was no need for further clarification and the Association should not get into conflict with the AFNHB.

(b) **Gifting of land to Municipality:-** Lt Cdr VVS Naidu(Retd) wanted to know whether any follow-up action has been taken. It was clarified that the Municipal authorities had indicated that the chances of getting back the gifted land are not bright and that even if efforts are made, it will be a very long and time-consuming process.

(c) **Draft Bye-Laws:-** Ex Cpl URK Prasad enquired about the composition of the Sub-Committee. It was clarified that the draft bye-laws circulated were essentially the same as those finalised by the Committee constituted by the AGM 2001, of which he was also a part. The present Sub-Committee was formed merely for technical reasons.

5. **Presentation of Accounts:-** Cdr.R.Dasari(Retd) pointed out that on page 10 of the Audit Report, two separate Heads were shown, one for Activity Hall and the other for JVV Community Health Centre. President clarified that this has happened apparently due to the different nomenclature used at different times. The Auditor agreed with this and stated that the two entries would be clubbed in the next Balance Sheet. Audit Report was approved by the House

(a) **Proposed capital Expenditure, approved by the House, is as follows:-**

	<u>Amount</u>
	<u>Rs.</u>
(i) Raising of Compound Wall (details as indicated in the Notice)	40,000
(ii) PVC Chairs (200Nos) & Tables(5Nos)	55,000
(iii) Kitchen Shed for CHC	40,000
(iv) Additional Toilets and Bath Rooms – (Ladies & Gents)	1,00,000
(v) Laying of Rough Cuddapah Slabs with grass pointing as indicated in the Notice.	20,000

(b) **Appointment of Auditor for 2004-2005:-** The House approved the appointment of present Auditors for one more year with the same remuneration as at present.

6. **Administration of CHC:-** A long and detailed discussion took place, in which AVM S.Pingali(Retd), Cmde V.Kumar, Cdr R.Dasari(Retd), Wg Cdr KP Rao(Retd) and others took part. Finally, the following changes to the already circulated details, were made:-

(a) **For smaller Functions(upto 6hrs), the following rates were fixed:-**

- (i) For Function Rs.6,000/- for Exhibitions – Rs.5,000/-, refundable deposit Rs.3,000/-.
- (b) Maximum advance booking time limit is 2 Months for Tenants and outsiders, whereas there is no such maximum limit for Members, provided the Hall is available. Subject to these time limits, the booking will be on first come first served basis.
- (c) Volume of PA System/ Music by Band should be kept low and no loud noise is permitted beyond 10PM.
- (d) Other details such as Security, finalisation of contractors for Nadaswaram, Decoration, Tent House, Lighting System etc be decided by the Managing Committee. Also, if possible, a schedule of rates and services be made available to the hirers of CHC.
- (e) Additional Hand washing points may be provided as considered necessary.

President informed the General Body that the amount of Rs.5,000/-each donated by Smt.P.Ramasita DU No.33 and Sri.VS.Ramachandra Raju DU No.134 has been utilised for purchase of PVC chairs for 'AKASH GANGA'. On behalf of the Society, he thanked these two members for their gesture.

7. **Parking of Vehicles:-** A detailed discussion took place on additional vehicles and Commercial vehicles being parked inside the Colony as well as the manner of parking and also use of stickers on vehicles. Cmde V.Kumar, Cdr R.Dasari(Retd), Cdr S.Ashok Kumar(Retd), Shri K.Achyut Kumar, Mrs.P.Ramasita and others took part in the discussion. It was decided to:-

Inform all the Residents to register their vehicles and obtain numbered stickers after verification of registration papers. No Institutional/Company/Commercial Vehicles shall be allowed to be parked inside the Colony. If found, a penalty of Rs.500/- shall be imposed. Any improper parking of Vehicles, causing inconvenience to others, shall be levied a penalty of Rs.50/- for each incident.

8. **Over-flowing Over-head Tanks:-** After detailed discussion on the subject, it was decided to plug the over-flow in the first instance and later replace the float valve after giving one day for the resident to get it rectified. For such replacement, the society shall levy four times the actual cost of replacement.

9. **Non-residential/Commercial Activities:-** After due deliberations, General Body decided that if a Committee comprising three members of the Management Committee and two members from the neighbourhood of the DU/Garage in question are convinced that the activity is non-residential, a penalty of Rs.5,000/-PM. shall be levied. The decision of such Committee shall be final.

Mr. George Bawa brought out that religious activities take place in some DUs involving a number of people visiting that place often. It was clarified to him that if such activity disturbs neighbours, they were free to approach the Society for redressal.

The penalties in respect of paras 7,8 & 9 above, if not already paid, shall be entered as debit in the Individual Ledger Account. The amount shall be payable along with the maintenance charges of the next month. If the total debit exceeds a sum equivalent to three months maintenance charges or more, Water supply and other services shall be discontinued to that DU.

10. **Construction of permanent shopping Complex:-** After discussion, it was agreed unanimously that the necessity for construction of permanent shopping complex exists. The next Committee should follow up by appointing a Sub-Committee to look into the aspects of plan, design, funding and execution. After these initial actions, the concrete proposal may be put up to the General Body for consideration.

11. **Registration of DUs:-** The proposals were accepted in principle by the General Body and the following resolutions were adopted:-

- (a) The Association is authorized to seek NOC/Affidavit from AFNHB for transference of land in favour of the Association, in the revenue records.
- (b) The Association is authorized to re-register the land of the DUs, which have already been registered, again in the name of the Owner, at no cost to the Owner.

The Society may progress the matter accordingly with the consultant.

12. **Location of Reading Room:-** After discussing various options available, the following two locations were agreed upon:-

- (a) **Main:-** Open Land Adjacent to DU No.261.
- (b) **Alternate:-** Open Land behind Security room near the East Gate.

13. **Elections:-** The President announced that the following nominations have been received for formation of next Committee. The House has unanimously elected them to be the next Managing Committee:-

<u>NAME</u>	<u>DU No.</u>	<u>NAME</u>	<u>DU No.</u>
Type VI		Type V	
Wg Cdr KP.Rao(Retd)	39	Cdr V.Krishnan	164
Mr.George Bawa	265	Mr.JK.Nayanar	146
Smt K.Indira Reddy	24	Mr.JV.Subrahmanyam	125
Wg Cdr Jagan Mohan	261	Type II & III	
Sqn Ldr PR.Singh	275	Ex Cpl URK.Prasad	240
Mr SRC.Reddy	280	Mr.GV.Subbaiah	213

14. **Revision of Maintenance Charges:-** President narrated the background and the changes in the Maintenance Charges that took place since the beginning. Lt Cdr VVS.Nayudu(Retd) stated that a detailed, scientific and logical analysis should have been carried out and a comparative study should have been made between income and expenditure in respect of various heads prior to and after revision of Water Tariff, Electricity Tariff etc. President stated that a simple analysis of Income and Expenditure during the last 6 months was made and the proposal for making good the deficit of income has been put up to the General Body for discussion. AVM S.Pingali(Retd), Wg Cdr VS.Samsi(Retd), Cdr S.Ashok Kumar(Retd) and others took part in the discussions. Also, it was opined by Lt Cdr VVS.Naidu(Retd) that differential rates should be fixed for Type VI and Type V based on various parameters. After considering all the views and aspects, the General Body decided the following enhanced rates, w.e.f 01 Aug 04.

- | | | | | |
|-----|-----------------|---|----------|------|
| (a) | Type VI & V | - | Rs.350pm | Each |
| (b) | Type III & II | - | Rs.250pm | Each |
| (c) | All Extra Rooms | - | Rs.100pm | Each |

In case of the DUs for which Annual maintenance charges have already been paid in lumpsum upto 31 Mar 2005, it was decided to give a rebate of 1 month average maintenance charges, arrived at after considering the old and new rates.

15. **Revision of Bye-laws:-** Bye-laws could not be taken up for revision due to the fact that this was an adjourned Meeting. However, it was decided that the new Managing Committee will be provided the feedback that has been received from Members on the circulated draft Bye-laws. The new Committee may appoint a Sub-Committee as deemed appropriate. In this context, the President has stated that our Bye-laws are still in an evolutionary stage and therefore on practical considerations the draft bye-laws have been circulated rather than an amendment list. More over, this very same practice is followed by JVV, Bangalore. After approval of the proposed edition of the Bye-laws, subsequent changes, if required, may be in the form of amendment list etc.

16. **Tripartite Agreement:-** Mrs.P.Ramasita, Shri AV.Ramakrishna Rao, and others spoke on the subject. The general consensus was that it is not a practical proposition and any attempts at implementing it may lead to complications. Therefore, it was decided to drop the point.

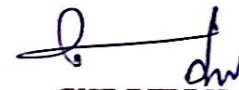
17. **Rubble clearance:-** It was agreed that any rubble from DUs deposited in the open areas, shall be cleared by the Society and the concerned resident of the DU. shall have to pay the cost of clearance.




18. **Blockage of Drainage and Sewage Lines of Apartments:-** President stated that most of the complaints from Type V, III & II are from the ground floor residents, stating that the blockages are actually caused by the Ist & 2nd floor residents. Since the pipelines are common for drainage as well as sewage, it has been decided that whenever there is a complaint from these types of DUs, the rectification charges shall be borne by all the residents on that side of the Apartment Blocks. If not already paid, these charges shall be debited in the Individual ledger accounts, for clearance along with Maintenance Charges.

19. Shri. GV.Subbaiah brought up the subject of Patron for the Society. The President stated that during the last AGM, it was decided that the Patron should be the senior most retired Service Officer who is a resident of the Colony. Therefore, it was unanimously agreed to request AVM P.Prakash Rao(Retd) to continue as Patron. It was accepted, by AVM P.Prakash Rao(Retd).

20. There being no other points, the Meeting concluded at 1830 hrs. AVM S.Pingali(Retd) proposed a vote of thanks for the out-going Committee. The President thanked all the Members and wished a happy tenure to the New Committee. He also requested the Members to extend the same Co-Operation to the new Committee, as was extended to the previous one.

The minutes of AGM 2004, as recorded above, are hereby ratified.


(KSP.REDDY)
Ex JWO
Secretary

 (TCS Rao) (Capt Retd) 15/7/2004
P.Ramasita (Mrs P Ramasita) 15/7
 (Cdr V Krishnan) 15/7
S. Sekhar (Sekhar Merathia) 15/7
Ramachandra Raju (VS Ramachandra Raju) 15/7
 (Ex Sgt P V Rao) 15/7