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**JALVAYU VIHAR APARTMENTS OWNERS ASSOCIATION
KUKATPALLY, HYDERABAD**

MINUTES OF THE ANNUAL GENERAL BODY MEETING

On 14th November, 1993, as informed to all the members, the AGM of JVVAOA has been held.

The meeting was commenced as scheduled and attended by 53 persons, out of which 49 were members and 4 were representatives of members.

The AGM was conducted in accordance with the JVVAOA, MOA, chapter III Para III by the President, Wg.Cmr, Hannurkar.

1. The minutes of AGM held in December, 1992 have been adopted.

Proposed by Shri P.A. Venkataramana
Seconded by Shri M.M. Hussain

2. The balance sheet of the period ending June, 1993 has been presented by the Treasurer, Shri Narayana Swamy.

All the accounts duly audited and certified by the Chartered Accountant and the same have been presented to the AGM. It has been approved by the AGM.

Proposed by Wg.Cmr. Mohan Rao
Seconded by Shri M.M. Hussain.

3. It is proposed by the members presently living in the campus that a meeting of the Association has to be conducted once in 3 months to facilitate review of developmental activities in the campus.

4. Election of Board of Managers for the year 1993-94.

The following members have been unanimously elected from their respective blocks:

TYPE II & III

**SHRI T. VENKATESWARA RAO
SHRI M.M. HUSSAIN.**

TYPE V :

**DR.T.SREEVARDHAN
WG.CMR.SAMSI
WG.CMR.PHIALHO**

TYPE VI

**AS THERE WERE SIX CANDIDATES FOR FOUR POSTS, AN ELECTION BY BALLOT
WAS CONDUCTED WHERE IN ALL THE MEMBERS HAVE BEEN ASKED TO SELECT**

FOUR CANDIDATES OF THEIR CHOICE. THUS THE FOLLOWING HAVE BEEN DECLARED ELECTED BY THE RETURNING OFFICER SHRI T.C.S.RAO.

- A) WG.CMR.MOHAN RAO
- B) SMT.SUSMA VARAPRASAD
- C) SHRI ACHUTA KUMAR
- D) SHRI APPA RAO

5. It is proposed by some members that conservancy and security services can be handed over to private organisation on a contractual basis which can have efficient working. A committee consisting of following persons is formed to study and report on the feasibility and viability of the proposal.

Flt. Lt. Sharma
Shri Kalyan Raman
Shri Suresh

The elected board of managers shall provide the terms of reference to the committee wherein the committee shall go into all aspects and submit proposal confirming the feasibility of handing over the services to contractual personnel. They must be able to submit the report within one month from the date of receipt of terms of reference.

6. In view of various instances wherein tenants were leaving the premises without the knowledge of the landlords and to restrict the type of tenants, it is proposed that a system should be evolved by which the member shall inform the details of the tenants to the Association.

7. Office accommodation:

It has been agreed upon by all members to purchase a telephone, office furniture, typerwriter etc from AFNHB when the AFNHB activity temporarily ceases.

It is proposed that tentatively JVVAOA shall function at present in the premises of AFNHB office itself.

8. WATER MANAGEMENT.

Some of the members felt that the present water is inadequate even though the occupancy is only 50%. However, in view of the minimum levels of water drawal from Metro Water Works, the amount is considerably large. It is also felt that the wastage of the water has to be checked immediately and methods have to be evolved to have proper availability where presently members are living.

To study the system of water management and suggest rectification wherever necessary, a committee consisting of following members is being formed.

Shri V.V.Rao

Shri Jain

These members shall go into all aspects of water supply and suggest detailed rectifications. The required drawings of water pipe line shall be collected from AFNHB.

9. HORTICULTURE.

Even though the avenue plantation is completed members felt that there should be a proper landscaping and there should be regularised activity of horticulture. It is proposed to appoint full time gardner and plan the whole activity with the following members:

Shri Appa Rao

Shri Kishore

10. COMMERCIAL ACTIVITY.

Even though the commercial activities are not allowed in the residential complex, members felt that the shops providing the basic necessities must be allowed. The new board of managers shall go into all the details and screen the applicants.

11. PUBLIC TRANSPORT.

Even though some of the buses are starting from Jalvayuvihar it is decided to approach APSRTC and request for diversion of all the buses plying from HMT Hills via Jalvayuvihar. As APSRTC earlier has asked to make the common approach road to be good enough to ply the buses, it is suggested that either the matter has to be taken up with AFNHB or the entire community should work on laying the road.

12. It is also proposed to request APSRTC to have a Bus Stop between JNTU AND KPHB at the approach road meeting at the Bombay Highway.

13. To avoid plying of heavy vehicles inside Jalvayuvihar which are causing damage to the roads, it is suggested to put up barriers at the entrance gates which shall allow only buses. The remaining entrance points have to be blocked if necessary.

14. CONSERVANCY SERVICES

The sweepers shall be asked within a time frame to clear the cattle traps from chocking by removing the dirt accumulaterd

It is proposed to keep the security personnel at the cross roads and at the entrance of approach roads during the morning hours to restrict the speed of the vehicles plying inside Jalvayuvihar.

15. POSTAL DELIVERY

Members have suggested that even though the present system of delivery of letters by security personnel and the registered letters by the postman is working satisfactorily to avoid load of work on security personnel it is proposed that the Asscoation should take up the issue with the Postal authorities that the letters must be delivered by the postman at the individual apartments.

16. MAINTENANCE CELL

In view of the impending withdrawal of AFNHB, it is proposed to arrange for contractual personnel for doing the conservancy services in the individual houses towards plumbing, electrical repairs etc. A fixed rate shall be negotiated by the Association with the contractual

personnel who shall be available during fixed hours and whose services can be utilised by the individual members as per the charges agreed upon.

17. The issue of defective meters and malfunctioning of meters have to be taken up by the individual members themselves with the APSEB.
18. It is proposed to assess the performance of the present STAR TV services and call for fresh quotations if necessary as the contract is likely to end shortly. In case the performance is found to be satisfactory by the majority of the residents, due renewal can be accorded by the present board of managers.
19. With regard to the blasting of rocks at the nearby areas of the Jalvayuvihar, it is proposed to gather more information and take up the issue with police personnel.
20. On behalf of AFNHB Shri TCS Rao has agreed that genuine defects of individual houses shall be positively rectified before the expiry of the term of contractor. All members have been requested to bring to the notice of AFNHB by 30-11-1993 the defects to be rectified.

JALVAYUVIHAR APARTMENT OWNERS ASSOCIATION, HYDERABAD.

The first meeting of board of managers elected for the year 1993-94 has been held on 14-11-1993 to elect the office bearers. The following persons have been unanimously elected.

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|----------------------------|----------------|
| 1. Wg.Comr Mohana Rao, | President |
| 2. Wg.Comr Phialho | Vice-President |
| 3. Dr.T.Sreevardhan | Secretary |
| 4. Smt.Sushma Varaprasad | Asst.Secretary |
| 5. Sri T. Venkateswara Rao | Treasurer |
| 6. Shri Achuta Kumar | Member |
| 7. Shri Appa Rao | Member |
| 8. Shri M.M.Hussain | Member |
| 9. Shri Samsi | Member |

The Office bearers decided to meet on the first Sunday of every month and review the progress of services to be taken up in Jalvayuvihar.