

JAL VAYU VIHAR (26) AGM 17 Jul 2011
Apartment Owners Association
Kukatpally, Hyderabad - 500 085, Tel No. 23058018 (Attendance available)
Regd .NO. 4167/1992

NOTICE : AGM 2011

I. Notice is hereby given that the Annual General Body Meeting of the Members of Jal Vayu Vihar Apartment Owners Association (JVVAOA) will be held at 9.30 A.M. on Sunday 17 July 2011 in the Community Health Centre "AKASH GANGA " to transact the following business.

1. Reading of the Minutes of the previous AGM 2010 held on 18th July 2010 and approving the same.
2. Report of the Board of Managers
3. Presentation of Audit report for the year 2010-2011
4. Election of Board of Managers
5. Discussion of Agenda Points
 - a) Payment of outstanding electricity bills for common areas
 - b) Garbage Management
 - c) Additions and alterations
 - d) Reimbursement of Water Meter charges
 - e) Points for consideration by owners
 - f) Parking of Four Wheelers
 - g) Security briefing by member-security in charge by the members
6. Discussion on New points forwarded by members
7. Any other points, with the permission of the chair.

The meeting will be followed by lunch at 1.30 P.M.

II. You may kindly send the following latest by 15th Jul 2011 , 5.30 PM

- a) Any points/suggestions for inclusion (After scrutiny by the Board of Managers) in the agenda.
- b) Nominations for election to the Board of Managers
- c) Proxy forms
- d) Queries, if any on the BOM report/ Balance sheet at an early date to prepare the satisfactory answers and enable better time management in the AGM

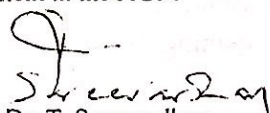
Hyderabad -500085

Date. 14.06.2011

Encls : 1. Balance Sheet

2. Report of BOM /Agenda points /Briefing by member- security in charge

3. Proxy Form


Dr. T. Sreevardhan
Joint- Secretary, JVVAOA

Note :

1. A member is entitled to attend and vote at the meeting is entitled to appoint proxy to attend and vote instead of himself/herself. The enclosed proxy form duly completed, must reach the Association office 48 hours before the scheduled time of the meeting
2. Members/proxies are requested to be present 10 minutes prior to the scheduled time to register.
3. Procedure adopted for election of Board of managers
 - a) The proposer and seconder of a nominee and must be from the same type of DUs
 - b) A member can propose only one nominee must be from the same type of DUs
 - c) A nominee must be a member of JVVAOA and also resident of JVV
 - d) A nominee must announce acceptance of his/her nomination.
 - e) Election by Ballot will be held, if necessary.

26 Aug 17 Jul 2011
Wednesday

Minutes of D.M.C. Annual General Body meeting
held at Akash Sarani Community Health Centre on 27th July 2011

The house assembled at 09.30 hrs on 27.07.2011 along with the following Board of Managers present

Wg. Cdr. D. Narasimham	President
Dr. N. Srinivasan	Jt. Secretary
Cdr. D. P. Kothuri	Treasurer
Cdr. Anirudh Kumar	Jt. Security
Sgt. P. N. Srinivas	Sports Office complex in charge
Wg. Cdr. S. K. Jain	Member Board of Managers
Sgt. G. V. Subhalekh	Member Board of Managers
Sgt. K. V. Sayarathayana	Member Board of Managers

As the required quorum is not fulfilled, President has adjourned the meeting to be held at 10.00 AM

At 10 A.M 71 members were present and President started the proceedings

However, several members expressed their displeasure regarding non response by BOM to hold EGM as per their letter given on 7.07.2011 and the proceedings held are as follows :-

1. EGM notice dated 7 May 2011 .

- a) 76 members requested for an EGM to be conducted by giving notice on 7 May 2011. As there was no reply from the Board of Managers, members expressed that their feelings were hurt at the total disregard of the Board of management towards their representation. They demanded unconditional apology from the BOM.
- b) BOM explained that they discussed the issue and keeping in view of the forth coming AGM during July, it was decided to combine the EGM with the AGM itself.
- c) President said that in the course of conducting the operations certain inconvenience might have been caused which is regretted.
- d) All the Board of Managers expressed their regret and apologised for not communicating to the members regarding combining the EGM with AGM, hence not conducting the EGM.

2. Auditors report :

- a) Sri. Venkateshwara Rao member (DU No. 214) expressed that the auditors should answer why they have shown depreciation for roads and gardens as they are already handed over to GHMC.
- b) Members expressed that passing of accounts should be deferred until auditors attend the meeting .

Auditor attended the meeting at 2 P.M.

- c) Sri. G. Narayana Swamy (DU No. 116) asked whether test audit of accounts was conducted. He also questioned whether auditors have looked into the details of asset block , maintenance of fixed assets register as well as the details of the assets transferred by AFNHB to the JVVAOA with appropriate valuation .

He suggested that auditors should look into the BOM activities and confirm whether every thing is done in the right perspective, and application of funds is proper. He also questioned the legality of transfer of houses and building the corpus is proper as stamp duty is avoided in these transactions.

He has requested the auditor to ascertain whether the society is limited / unlimited as members do not want to be burdened with the acts of BOM which are not in line. He suggested that the expenditure incurred by the BOM should be specific towards maintenance of Dwelling Units and not for other activities .

He suggested that TDS has to be deducted from the contractor . He suggested to the auditor to clarify the issues raised by the members and rectify the balance sheet.

Sri. Venkateshwara Rao suggested that TDS amt of 45,314/- in receivable account can be written off as well as the expenditure on stickers.

Further many members opined that since the interest on FDs, shop rents , Akash Ganga income from non members and income from hiring of Gandhivanam are not entitled for IT exemption, provision should be made for IT payment and IT returns should reflect the true picture

Sri. S.C. Bose has presented in detail the accounting practices used in conducting the audit of JVVAOA. However he has agreed that in view of the proposals made by the members, he will relook into the audit report.

3. Appointment of Lawyer :
Sri. P. Surendra Nath member (DU No. 107) asked whether any lawyer has been appointed for fighting court cases . President replied that there is no lawyer appointed for the year 2011-2012
4. Report of Board of Mangers
a) Sub committee on alteration and additions :- President stated that in view of the discussion during last AGM '2010 the subcommittee is formulated . 5 volunteers who came forward have been requested to conduct the meetings and submit the report. However Wg.Cdr. Radha Krishna felt that the BOM should have given the guidance and provided proper suggestions. He felt that all members should have been called and the BOM should have coordinated in effective functioning of the subcommittee in absence of which the subcommittee could not meet and conclude.
Sri. Narayana Swamy member (DU NO.116) stated that the committee should have two members from each type and suggest the policy decision . Sri. Narayana Swamy volunteered to be a member from Type V.
5. Commercial / residential activity :
Dr. Chary , GPA holder (DU no. 85A) stated that in the initial brochure given by AFNHB it says that commercial activity can be conducted in JVJ
6. Revival of Gym :- President stated that the revival of the GYM could not be done as most of the equipment has become outdated and the functioning is doubtful .
7. Insurance :- President has stated the we could claim from the Insurance company 50% of the amount spent for reconstruction of the wall located back side of DU No. 258 that collapsed due to rains . An amount of Rs. 13,832/- has been given to us by the Insurance company.
8. Security :- We have appointed M/s Mayuri Security force and maintenance services With effect from June 2011.
9. Group Insurance :- As a welfare measure all the workers working in JVJ colony namely plumber, electricians , garbage lifters , gardeners and conservancy staff have been provided with universal health insurance policy of United India Insurance company. This is useful for the workers as well as for their families. The Insurance coverage is Rs. 30,000/- per anum for each worker & his family
10. Election of BOM :- President called for nomination for the members for election of Board of Managers . Sri. URK Prasad member (DU No. 240) proposed that three members from each Type should be elected to enable equal representation as per registered Bye-Laws. President stated that the members are elected from each type as follows :-

- a) 6 members from Type VI
- b) 3 members from Type V & VH
- c) 2 members from Type II, III & III H

President stated that this is as per Bye-laws approved in AGM 1997.

Sri. URK Prasad(DU 240) , mentioned that Office of the Registrar of Societies are in receipt of 1992 memorandum & regulations only . He also said that the minutes of the AGM 1997 in which the amended Bye-laws are said to be approved is not correct since it is not as per the mandatory procedure of societies act and hence legally not tenable. He confirmed that the adoption / approval of Bye-laws is to be done in an EGM called for that purpose and voted in favour by 2/3 rd members. He requested the BOM to show the proof of approval of the Bye-laws .

President has requested the past Presidents to throw more light on the subject.

Group . Capt (Retd) TCS Rao , member (DU No. 86) spoke giving the historical background of the formation of the society and the consequent Bye-laws made.

Lt.Cdr. Surendranath (DUN o. 107) stated that his name is being wrongly quoted in the Bye-laws and his letter to the President dated 13 May 2011 is relevant and should be taken into cognizance.

Wg.Cdr. (Retd) P.M Rao member (DU NO. 158) stated that the members want equal representation and proposed that a motion/resolution be taken up for approval of General Body. President did not agree for above proposal and stated that it may be taken up in the next EGM/AGM .

Inview of the continued discussion on the above issue, the election of BOM was deferred . It was then decided that the Present BOM shall continue to be in office till then.

11. Payment of outstanding Electricity bills common areas : - President stated that the an amount of Rs. 1,53,000/- is outstanding for payment to APCPDCL towards stair case lighting of common areas in Type II, III, V buildings. Sri. Narayana Swamy stated that the higher maintenance charges of Type V at par with Type VI was to cater for the maintenance of the common areas of these buildings. The maintenance of common areas in the flat type buildings is the responsibility of the society with in the maintenance charges collected .

Lt.Cdr. VVS Naidu (DU No. 114) stated that JVVAOA absolved from this by disconnecting the staircase lighting of these buildings and subsequently removing the meters ten years back and since then the residents are on own their arrangements. It is high time that the society took the responsibility of lighting, cleaning of the staircase of flat type of buildings which is part of the maintenance.

After some deliberations the members approved that the outstanding bills be paid from the Association funds . This is proposed by Cdr. A.V. Subba Rao member (DU No. 84) seconded by Lt.Cdr. VVS Naidu member(DUNo. 114)

The next meeting is proposed on 7th of August subject to the receipt of Auditors report.

President announced that the AGM is adjourned till the next AGM/EGM tentatively scheduled that 7th Aug'2011 or any other day to be decided later.

The agenda for the next AGM .

1. Approval of Audit report
2. Election of Board of managers
3. Discussion on points brought forward from the previous meeting and those received afresh.


Dr. T. Sreevardhan
Joint-Secretary, JVAOA

Construction of new complex

1. New Complex Construction : - As against the approval Rs 30,00,000/- (Rupees Thirty Laks only) a sum of Rs. 30,79,357/- (Rupees Thirty lac seventy nine thousand three hundred and fifty seven only) has been expended as on 31 Aug 2011 which includes Rs. 25,000/- committed but not yet paid.

2. A construction committee comprising the following was constituted to execute the work :

- | | | |
|--------------------------|---|---------------|
| (a) Cmde(Retd) V Kumar | - | Owner |
| (b)Gp Capt(Retd) TCS Rao | - | Owner |
| (c)Cdr(Retd) JVR Murthy | - | Secretary BOM |
| (d) Shri PN Srinivas | - | Member BOM |
| (e) Shri M Devdas | - | Owner |

3. The committee laid down broad guidelines regarding modalities for the execution of the work, type of material to be used, quality control and other related issues. The committee also was involved in finalizing some of the major labour payment rates. It was decided not to handover the entire work to a contractor as it would lead to cost escalation and inferior quality in construction.

4. Labour contract rates prevalent in the market were studied and considering the past track record of the labour contractor/supervisor, the jobs were assigned. All the rates were finalized by a group of three or four members.

5. As regards the purchases, quotations have been obtained from two to three vendors for all major purchases. Market survey was carried out by personally visiting the yards/shops by members of the BOM. Services of Society staff like Manager, Plumber and Electrician were also utilized to the extent possible in this evolution. For items like sand, stone and bricks quotations could not be obtained as these items had to be bought at the site at short notice. Every possible step was taken to ensure that the prices quoted are comparable ,fair and to the best advantage of the Association.The construction committee and the BOM were kept apprised of the various decisions, construction progress and the expenditure status.

6. Breakdown of the expenditure under header is as follows:-

<u>Pre construction activity</u>		Rs
1. Architect	-	15,012
2. GHMC	-	<u>1,70,275</u>
		1,85,287

Construction material

3. Cement 1530 bags	-	3,67,710
4. Steel 10.5 tons	-	3,57,382
5. Sand 356 tons	-	2,73,779
6. Stone 3600 cu ft	-	59,000
7. Bricks 39000	-	<u>1,66,773</u>
		12,24,644

Sevices

8. Electrical items & fittings-		1,87,181
9. Plumbing	-	98,497
10. Painting	-	<u>1,46,422</u>
		4,32,100

Metal work

11. Shutters	-	1,84,125
12. Ladder, platfom, Grill, Roof shade	-	<u>1,01,417</u>
		2,85,542
13. Tiles & Labour	-	1,82,914
14. Wood work	-	1,14,437
15. Miscellaneous	-	6,29,433
16. To be paid		
Electrical	-	<u>18000</u>
Painting	-	<u>7000</u>
Total	-	30,79,357

7. The cost was originally estimated to be Rs 30 lac. However the amount involved in obtaining GHMC permission was not envisaged at that stage. Therefore the AGM may accord approval for the cost overrun.