

**JAL VAYU VIHAR**  
**Apartment Owners Association**  
**Kukatpally, Hyderabad – 500 085, Tel No. 23058018**  
**Regd .NO. 4167/1992**

**NOTICE : AGM 2010**

- I. Notice is hereby given that the Annual General Body Meeting of the Members of Jal Vayu Vihar Apartment Owner's Association (JVVAOA ) will be held at 9.30 A.M. on Sunday 18 July 2010 in the Community Health Centre "AKASH GANGA " to transact the following business.
1. Reading of the Minutes of the previous AGM 2009, 19<sup>th</sup> July 2009 and approving the same.
  2. Report of the Board of Managers
  3. Presentation of Audit report for the year 2009-2010
  4. Election of Board of Managers
  5. Discussion of Agenda Points
    - a) Water meters : Responsibility of owners to report the un serviceability of meters and replacement
    - b) Modification of electrical connections in DUs causing overload on main lines.
    - c) Purchase of Generator and Air circulators to Akash Ganga
    - d) Revision of Akash Ganga charges
    - e) Beefing up security : Discussion.
    - f) Unauthorized additions/alterations to DUs
    - g) Parking of vehicles outside DUs /Roads : discussion
    - h) Work services : Subcommittee report submitted in Mar'10
    - i) Term of BOM
  6. Discussion on New points forwarded by members
  7. Any other points, with the permission of the chair and the meeting will be followed by lunch at 1.30 P.M.

II. You may kindly send the following latest by 16 Jul 2010 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. 18.06.2010

Encls : 1. Proxy Form  
2. Balance Sheet  
3. Report of BOM

*D P Kothuri*  
Cdr. D.P. Kothuri (Retd.)  
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 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.

## REPORT OF BOARD OF MANAGERS FOR 2009-2010

Dear members ,

1. The present Board of Managers was elected during the last AGM held on 19<sup>th</sup> Jul 2009 .

The following were elected :-

Wg.Cdr.D.Narasimham  
Cdr.R.Srinivas  
Dr.T.Sreevardhan  
Cdr.D.P.Kothuri  
Sri KV Satyanarayana  
Sri. Devadas  
Sri.P.N.Srinivas  
Sri. J.K. Nayanar  
Smt. Annapurnamma

2. Regular board meeting were held to take stock of ongoing maintenance activities , suitable action was initiated based on feedback received from residents and wherever required issues were taken up with local authorities .
3. M/s Bose & Co were re-appointed by the General body , auditors for the 2009-2010 . We recommended them to continue for the year 2010-2011 at their revised audit and consultancy fees plus service charges applicable .
4. Minutes of the AGM 2009 were circulated .

### REPORT

- 1 AGM 2009 was held on 19 Jul 09 and a brief was handed over by the BOM 2008-2009 on 25 Jul 2009
- 2 A brain storming session with the residents /members of JVVAOA was held on 23 Aug 2009 at Akash Ganga at 5 P.M to discuss developmental activities required for Jal Vayu Vihar colony. The residents and members proposed a long term plan spread over 4-5 years so that continuity could be maintained by successive BOM and act every year, without wasting much time in understanding the problems .
- 3 BOM for 2009-2010 called for EGM on 02 Oct 09 to discuss and prioritize various developmental activities over a period of 4-5 years. Accordingly a 5 member sub committee consisting of very senior and well informed members was formed to study and submit a report prioritizing the developmental work/ services within about a period of about 3 months . The BOM was coordinating with the committee at all times during the period . However the committee's report got delayed and was submitted in Mar 2010. Since the committee found most of the works/services suggested were of maintenance nature, the BOM undertook these maintenance works without waiting for the committee's report in Mar 10. As a result the only capital work that was considered and is to be taken up by the AGM 2010 is building of a decent office complex . The committee's report is however kept for the perusal of the members.

- 4 The committee went into the financial position in great detail and came to general conclusion that irrespective of all exigencies the society is in a sound position to undertake the project. It may be noted that the members are in general agreement since the 2004. Keeping in view of the low interest rates prevailing for fixed deposits in banks, the rising construction costs and availability of funds without hampering any developmental activity for a couple of years, the BOM recommends construction of a decent office complex without further delay. It is further open for discussion when we take up this point in the agenda .
- 5 The maintenance works undertaken and carried out by the present BOM are as follows :-
- 6 **SECURITY :** A new security agency Surya Chandra Enterprises has been entrusted security contract in place of OM Sri Sai Security Services agency since services provided by them were unsatisfactory. Round the clock guards are being provided at 3 security posts with the area clearly demarcated for security . In addition, 2 more security personnel are posted at the eastern gate after 11 PM . The security kiosks meant for shelter to security guards in case of bad weather like rain etc have enhanced the feeling of security among the residents as well as visitors round the clock .
- a) Security wall has been raised at several points where necessary, barbed wire fencing provided where the security wall is already high and glass pieces were embedded almost all around the colony. The three gates that are not manned after 11 PM ie North, West and South gates have been further strengthened with necessary repairs. Security appears to be reasonably satisfactory since no untoward incident has been reported so far .
- b) **Sports Facility :** All the available sports equipment have been made serviceable . Annual sports meet was conducted for children of various age groups ladies and senior citizens and prizes were given on the eve of New year . However , maintenance of gymnasium is a grey area .
- c) **Children parks :** All the parks are painted and sports equipment got repaired . Repairs of merry go round is pending .
- d) **Drainage Cleaning :** This was taken up on the highest priority as many members showed their concern over construction of office complex . The BOM is happy to say that great deal of job was done in this regard in spite of GHMC 's inability to spend any money this year so far . The worst affected areas on the western wall side have been tackled well .
- e) **Water Supply :** Most of the leakages have been stopped and water supply has been well regulated. The water leakage at No. 2 water tank was rectified with the change of main valve. A second water inlet to the overhead tank no. 1 has been made operational so that the time taken to fill the over head tank is reduced to 2 hours from 4, catering to power failures and erratic water supply from the

water board. Both overhead tanks and four sumps were cleaned without disturbing day to day water supply much . The water samples were also checked up from JNTU for any biological contamination . Water is found to be free from all impurities without any biological contamination . Some of the water meters that were found giving erratic readings were replaced with the new ones . The problem is likely to get aggravated since the meters are already 2 years old. Finally the water bills are within reasonable limits .

- f) **Roads** : The BOM made plans to get atleast patch repairs to the interior roads. Since the Dy . Commissioner GHMC has promised to get these roads repaired along with main roads, the BOM decided to wait for some more time .
- g) **Akash Ganga** : Akash Ganga has been renovated by painting, changing of window panes and plugging of roof leakages . Further, the redistribution of load on the electrical switch board and rewiring has been carried out to eliminate frequent break downs when ever there is a function .
- h) **Gandhi Vanam** : This being a multi utility venture to provide parking area in front of Akash Ganga , alternative play ground for children , reduce mosquito menace to residents particularly in south , provide security buffer zone between the drying lake and the resident it was spruced up at considerable expenditure, a beautiful garden has been created and installation of Ganhi statue was done . Open air resident meets in the evenings and future flag hoisting ceremonies when Akash Ganga is otherwise engaged can also be planned if required .
- i) **Welfare Activities** : Senior citizens at tank 1 area have been provided additional seating capacity while new seating facility is provided for ladies in the triangular area .
- j) Regular tree chopping to reduce power breakdowns and fogging at frequent intervals in addition to fogging by GHMC to reduce mosquito menace were undertaken .
- k) **Fuse Replacement** : Quite a few fuses had to be replaced in the distribution boxes since APCPDCL expressed their inability to replace them. This had to be done to avoid burning of underground cables to DUs .
- l) **Painting** : Painting of all structures , parks and sports equipment has been completed.
- m) **Drains** : Thicker cement slabs are provided to cover drains required and at bus stop since stone covers were getting damaged by vehicles .
- n) **Open Areas** : Most of the open areas are utilized for plantation though it is the responsibility of GHMC to maintain them.
- o) **Computer Hardware** : An LCD monitor , key board and a laser printer have been purchase for office

- p) **Web Page** : A new web page jalvayuviharhyd .com is hosted
- q) **GYM** : This happens to be a grey area since not many people came forward to maintain and to utilize the facility .
7. **Cultural Activities** : Various cultural activities have been organized at regular intervals like classical dance drama, magic show for children, musical programmes , walkathon, tambola , numismatic display and regular resident meets were also organized which were well received by the residents .
8. A temporary food court at Akash Ganga , road barricades where required and security shelters were provided .
9. **Flood Relief** : It is gratifying to note that all the residents rose to the occasion by contributing their might so that our society could hand over Rs. 1,00,000/- to CM's relief fund during floods in the state.
10. **ITC facility** : Arrangements are made to provide weekly outlet of fresh vegetables at Akash Gang and collection of waste material at regular intervals by ITC
11. **LEGAL FACILITY** : Legal facility is provided for the year 2010-11 by appointing Mr. Babu Rao an advocate familiar with society's activities .
12. **Photo Album** : A photo album has been prepared to record various activities in the colony.

DP Kothuri  
CDR DP KOTHURI (Retd.)

Secretary  
JAL VAYU VIHAR  
Apartment Owners Assn  
KUKATPALLY-500 072.