MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 07 AUG 2016

1. Annual General Body Meeting of Tucker AWHO Enclave Co-Operative Housing Society Ltd, was held on Sunday, 07th Aug 2016, at 10 AM in the Club House of the Society. The meeting was attended by 22 members and one observer of the society as per Appx ‘A’ attached.

2. The Chairman called the meeting to order at 10 AM, but due to lack of quorum, the meeting was adjourned and called to re-convene at 10.45 AM as required vide para 102 of Bye-Laws.

3. At 10.45 AM the meeting was re-assembled and the Chairman brought the business to be transacted during the meeting as per the agenda circulated vide 1003/AGM/Tucker dated 18 July 2016 through email & by hand on 19 Jul 2016.

The following business was transacted at the meeting :-

4. **Presentation of Managing Committee Report 2015-16** The Chairman read out the Managing Committee Report for the year 2015-16. The highlight of the report was issue of amalgamation of Phase-2 with Phase-1, acute water shortage during the peak summer this year, PMC notification to society about disposal of Wet Garbage by the society, changing of security agency and formation of Joint Committee with Phase-2 for operation of central amenities. The report was passed as under:-

   (i) Proposed by - Lt Col Jaideep S Lele (Retd)
   (ii) Seconded by - Lt Col Vaijnath Sadanande (Retd)

5. **Review Minutes of AGM 2015** - Review of minutes of AGM 2015 was done by reading minutes by the secretary and explaining progress and action of the points recorded.

6. **Passing of Accounts for Financial Year 2015-16** The Treasurer presented the audited accounts of financial year 2015-16 through the Balance Sheet and Income & Exp already circulated by email dated 20 Jul 2016 to all members. The Major financial expenditure incurred during the year was also discussed and regularized. After due clarification, the account was passed as under:-

   (i) Proposed by - Lt Col Sudhanshu Kamboj (Retd)
   (ii) Seconded by - Col Rajagopal Lakshman (Retd)

Sd/-xxxx
Secretary_____
7. **Presentation of Proposed Budget for the Financial Year 2015-16** The Treasurer presented the proposed budget for the financial year 2016-17. The members unanimously desired that all our FDs be kept in Nationalized Bank even if the rate of interest is less rather than Co-operative Banks. There was no change in the subscription of maintenance charges. The issues of major expenditure on Rain Water Harvesting System and Wet Garbage disposal were discussed. It was unanimously approved that Rain Water Harvesting amounting to approx Rs. 7.5 lacs excluding other charges as applicable and procurement of Wet Garbage Disposal Machine amounting to approx Rs. 6.5 lacs be carried out during this financial year. After due deliberation and discussion, the proposed budget was passed as under:-

(i) Proposed by - Lt Col R A Samy (Retd)

(ii) Seconded by - Lt Col Jaideep S Lele

8. **Appointment of Auditor for Fin Yr 2016-17** Mr. L.N.Kanoje, CA has been appointed for audit of accounts for financial year 2016-17.

(i) Proposed by - Col Shashank Mehta (Retd)

(ii) Seconded by - Col V K Chhatre (Retd)

9. **Points from Managing Committee**

(a) **Reconstruction of ‘Eligibility’** para 17 (a) of Model Bye-Laws have been unanimously approved by all the members. The para will now read as “An individual who is a serving/retired defence service personnel of tri services, or a widow of defence service personnel competent to contract under the Indian Contract Act 1972 and who resides to settle down and reside in the area of the operation of the society and who does not own a house, a plot or a flat in the name of any of the members of his family, in the area of operation of the society, or who owns it but gives an undertaking under the Bye-Laws No-19(a) (vi), may be eligible for membership of the society, Legal heir, or person nominated by a member to inherit the property on demise of member, will also be eligible for membership on the demise of the member”.

(b) **Water Charges** – It has been brought to the notice of all members that the society is spending major portion of fund in electricity charges for lifting the water from well, filter it and supply to residential complex. Filtration also involves purchase of material like salt, lime and chlorine. Tanks both overhead and underground are cleaned twice a year. Hence, it is felt that water charges should be levied separately. Members desired that instead of additional charges fund should be managed from maintenance being paid by them with separate head in the account book. Payment only be taken from resident in crisis as was done this year.

(c) **Review of Adm Charges** – Presently Rs. 5000/- is being charged from tenants. Out of which, Rs. 3000/- is refunded to them on vacation of the flat. It was felt that there is no contribution to society except the retention of Rs. 2000/- from deposit and Rs. 200/- per month by owner in terms of non-occupancy charges. Hence it was decided to increase the Adm Charges from Rs. 5000/- to Rs. 10,000/- with Rs. 5000/- refundable on vacation of flat and no change to non-occupancy charges.

Sd/-xxxx
Secretary___
(d) **Removal of Unauthorized Fabrication** Some of the members have removed the Original Grills from windows and replaced it with box type grills extending much towards the external wall. This modification has not only defaced the façade and has also violated the norms prescribed in Bye-Laws. After due discussion it was decided that all these members will be requested once more to remove the said grills voluntarily to avoid setting a precedence or emulate by others.

(e) **Procurement of Wet Garbage Machine** - The secretary briefed all members about the methods available to process. A detail discussion was held about the system of disposing wet garbage from society as notified by the PMC. All members felt that the society should try out ‘Mobitrash’ for few months and explore possibilities before going for ‘Foodie’ for which a view from all members were sought. It was also decided to detail a board of officer to give their recommendation about the best system in terms of finance, space and cleanliness for procurement.

10. **Points From Members**

(a) **Col Shakir Jacob**

(i) **Payment of Honorarium to the Secretary** - He recommended that an honorarium of Rs. 5000/- should be granted to the secretary for the effort he puts and devotes his time to the society work. The provision also exists in para 147 (b) (ii) of Bye-Laws. However, Lt Col Sunil Thapa, the present secretary declined to accept this honorarium on the ground that he dedicates his time and energy for the social cause of the society which he has taken voluntarily.

(ii) **Priority Be Given to Green Projects** - He desired that green projects like Rain Water Harvesting, Wet Waste Management and Solar Power Supply be given priority. The Chairman apprised that all these projects are lined up and will be carried out at the earliest. All members gave their consent for the same.

(b) **Col Ajoy R Podder**

(i) The shortfall of committee members fell short by resigning or not available be made up. It was apprised to the house that despite the resignations presently we are able to manage the minimum required quorum. Three reserved vacancies of SC/ST, OBC & VJ/NT/SBC and one for lady member cannot be filled up due to lack of per available. However, soon general category vacancy will be filled up to make up the deficiency.

(ii) **Formation of Separate Sub-Committee for Purchase** - He desired that Sub-Committee should be formed for purchase of over 1 lakh by the society. The point was agreed and in future any project or purchase exceeding more than Rs. 1 lakh will be done by a board of officers (members).

(c) **Col Nitin Bhatia, Brig Vijay B Nair and Other Owners** - He pointed out that a large number of flat owners being still in service do not stay in the colony. The MC should make a fair outreach to them by facilitating tenants and not unnecessarily increasing charges which would act as deterrence to tenants. The point was turned down unanimously that flat owner is solely responsible for his property and MC cannot take this addl burden with no benefit to the society.

Sdx/xxxxx
Secretary_____
(d) **Lt Col K S Deol**

(i) **Rules/Guidelines For Alterations** – There should be strict rules/guidelines for any alteration being carried out in the flats by owners. It was brought out that a recommendation forwarded by a study group has been accepted and are being issued to all who approach to society office before commencement of work.

(ii) **Bore Well Supplying Water to Jai Jawan Awas Yojna**

The unregistered/unauthorized bore well existing in our society should be removed. It was apprised to the house that a case was taken up with AWHO on advise of a legal expert. Since this land is still with AWHO and not handed over to the society, any such action will be termed illegal and the matter can be progressed only after the land has been conveyed to us.

(iii) **Excavation of Empty Plot Adjoining S/Pool** – A legal notice should be issued that the builder will be held responsible if the wall collapses due to this excavation. All members agreed and requested Col Rajagopal Lakshman, a practicing lawyer to issue legal notice on behalf of the society.

11. There being no further points, the meeting was declared closed.

Sd/-xxxx
Lt Col Sunil Thapa(Retd)
Secretary
For Chairman

**Distributions**

1. All Members

2. Deputy Registrar Co-Operative Society - Pune City (4), Sakar Sankul, Shivajinagar, Pune-411005  
   for information please with reference to our notice No-1003/AGM/Tucker dated 18th July 2016.