

**ALLIANCE ORCHID SPRINGS FLAT OWNERS ASSOCIATION**  
**Reg.No. 219/2011**

**Minutes of the Annual General Body Meeting on 16.2.2020**

Date of the Meeting : 16th February,2020 Time :10.0am

Location : CONFERENCE HALL ,CLUB HOUSE,ALLIANCE ORCHID SPRINGSS

1. The Fourth Annual General Body Meeting of the association under the President ship of Mr.N.Devarajulu was held on 16<sup>th</sup> Febraury,2020.

2. Ex. President of AOSFOA Mr. M.Ravindran, who volunteered to be the Program Coordinator , welcomed the members to the meeting. He requested the members to observe two minutes silence in the Memory of Late Mr. K.G.S. Mani Ex. President and Late Mr.Karan Vijay Ex.General Secretary who had rendered noble service for AOSFOA and for the welfare of AOS residents.

3. Mr.M. Ravindran then spoke in brief about the Formation of AOSFOA and its activities for the benefit of the new members of AOSFOA who joined recently.

4. Mr. N.Devarajulu, Interim President of AOSFOA, during his Presidential address informed the members about the delay in conducting AGM belatedly due to various constraints. He welcomed and thanked the members for their participation in the meeting .He also thanked the coordinators of the Meeting for the arrangements made and Alliance Management for providing this Conference Hall and other facilities for conducting this meeting.

5.This was followed by submission of the Annual Report of the Association by Mr.C. Rajarathinam, Interim General Secretary of AOSFOA. He detailed in his report the various activities undertaken be the Association after last Annual General Body Meeting. He also elaborated in details various issues to be addressed by Alliance Management and requested the members for their approval for including the issues as part of resolutions to be passed in AGM and the same was accepted by all the members.

6. Mrs. Linet Arouza , Treasurer then submitted the details of Audited Balance Sheet of the Association as the year ended March 2019.

7. Mr. Rajarathinam also requested the approval of the members for the following:

- Approval of Minutes of Annual General Body Meeting held on 9.9.2018.
- Approval of various actions taken by Executive Committee like appointment of EC members, Interim Presidents , Interim General Secretary and various Expenditures approved by the EC.
- Approval of the Audited Balance sheet submitted by the Treasurer and approval for the continuation of Ms. IPRS and Company, Chartered Accountant as Auditor for the Association for year 2020-2021.

All the above were approved /ratified by the members present in the meeting.

8. Mr.K.A.Ramani who was the first Secretary of AOSFOA then addressed the members. In his speech ,he very well analysed the strengths and weaknesses of AOSFOA. He mentioned about the Honesty, Integrity, Service to the society by AOSFOA from the beginning without any commercial interest and having members from all the eight blocks as the strengths of AOSFOA. He said that the members need to work in a Group instead of working as individuals. He also desired that more active actions in the field by the members are needed apart from writing letters and sending mails to Alliance. He thanked the office bearers of AOSFOA for the arrangements made for the AGM.

9. Thereafter open discussions among the members regarding Formation of Single Association and payment of Maintenance charges took place. All the speakers insisted that Single Association for all the Blocks instead of Block wise Associations is a must for the Unity of residents in AOS. It was also concurred by the speakers that Alliance should have recognized AOSFOA which was the first Registered Single Association covering all the blocks.

Regarding payment of Maintenance Charges all the speakers reiterated that the decision taken in last AGM to pay Maintenance Charges with GST prospectively from August 18 and not to pay maintenance charges retrospectively was correct decision and hold good even now. All the members agreed that the stand taken in last AGM regarding payment of Maintenance charges should continue. It was also agreed by all the members that Alliance should not raise invoice for payment of Maintenance charges for the current month and they should raise the invoice only for the previous month giving 15 days cushion time for the payment of the same.

10. After the discussion by the open forum, Election officer Mr. R.Kannadasan announced the result of election of Office bearers . He said that there was no need for election for the different posts since for each post only required number of Nominations were received without any contest and so all the members who were nominated were considered to be elected for the posts. He further mentioned that no nominations were received for the posts of EC members.

He announced the names of office bearers for different posts as below:

<b>SL.No</b>	<b>DESIGNATION</b>	<b>NAME</b>	<b>BLOCK</b>
1	PRESIDENT	Mr.S. Ponraj	Silver Oak
2	VICE PRESIDENT	Mr.N.Devarajulu	Maple
3	VICE PRESIDENT	Mr. Sampath IAF Veteran	Gulmohar
4	GENERAL SECRETARY	Mr.C.Rajarathinam	Pearl
5	JOINT SECRETARY	Mrs. Linet Arouza	Silver Oak
6	JOINT SECRETARY	Mrs. Raji Thevar	Gulmohar
7	TREASURER	Mrs.R.Prema	Pearl

All the members approved the election of the above office bearers by raising their hands. It was also agreed that members who desire to function as EC members will be taken in the present EC committee and their postings will be ratified in Next AGM.

The newly elected office bearers took the chairs and gave their acceptance speech.

11. Finally the meeting concluded with a vote of thanks by Mr.C.Rajarathinam and singing of the National Anthem. This was followed by lunch arranged for all the members present.

12. **The following resolutions were adopted by the members in the General Body meeting:**

**Resolution 1:**

Resolved that the audited accounts for the year 2018-2019 has been duly passed and adopted.

**Resolution 2:**

Resolved that the appointment of Ms.IPRS and Company Chartered Accountants by the Executive Committee for the year 2018-2019 was ratified .

Resolved that the present auditors Ms.IPRS and Company Chartered Accountants have been reappointed for a period of one year.

**Resolution 3 :**

Resolved that the following new office bearers are duly elected by the members present –

<b>SL.No</b>	<b>NAME</b>	<b>DESIGNATION</b>
1	Mr. S.Ponraj	PRESIDENT
2	Mr.N.Devarajulu	VICE PRESIDENT
3	Mr. Sampath IAF Veteran	VICE PRESIDENT
4	Mr.C.Rajarathinam	GENERAL SECRETARY
5	Mrs. Linet Arouza	JOINT SECRETARY
6	Mrs. Raji Thevar	JOINT SECRETARY
7	Mrs. R.Prema	TREASURER

The new office bearers would assume the responsibility with immediate effect. Necessary changes to be made in the bank and statutory records.

**Resolution 4:**

Resolved that the Executive Committee is authorised to approve further postings to the vacant positions and to approve any changes in the office bearers to be ratified in next General Body meeting.

**Resolution 5:**

Resolved that the Association has to take up the following issues with Alliance Management for their suitable action :

a. AOSFOA members are paying the MC charges from August 2018 with GST however a section of the residents are paying from Jan 2019 and without GST. Alliance must collect maintenance charges from all the owners without any discrepancy and uniformly.

b. Alliance initially was sending invoices for Maintenance Charge payable by owners for the previous month. Suddenly they started sending invoices for the current month resulting in payment of Maintenance charges in advance. All the members who participated in AGM felt that Alliance must revert to old practice of sending invoices for the Maintenance charge of previous month.

c. Alliance has not published any statements of Accounts for the MC collected so far .

d. Detailed item-wise expenses was sought from Alliance to understand expense head and quantum of expenditure which was not provided still .

e. We were promised to complete the deliverables on regularisation of MC and no progress or update on the same.

f. The maintenance job currently being done needs lot of improvement like water logging, sufficient lighting, CCTV , water leakages , STP , terrace water proofing etc. Garbage segregation point near block 2 and 3 needs proper upkeep .

g. The security preparedness, screening of vehicles , parking and other related job needs a thorough overhaul.

h. To speed up the pending infrastructure works like the lift in the Pearl and Opal block and the STP shortcomings.

i. The number of Stray dogs in Alliance Orchid Springs is very alarming. Apart from roaming everywhere inside the campus, they also visit all the floors of the blocks to drag the garbage bags and spread the contents of the bags on the floors of the corridors and stair case almost every day.. There are incidents of stray dogs chasing two wheelers and biting the residents. Alliance must take urgent steps to eradicate the movements of stray dogs in the campus completely.

j. In the case of Registration of Sale deeds for the owners of AOS, in many cases in the Sale deed apart from the UDS ,Block Names /Flat numbers of the owners are also mentioned.

k. But in the case of many owners only UDS area is mentioned without mentioning the Block Name and Flat number. It has been informed that in case of resale of the flats of such owners, the Registrar refused to register the property with the reason that Sale deed did not mention Block name and Flat number.

Alliance must set right this anomaly at the earliest to protect the interest of the owners whose Sale Deeds do not mention the Block name and Flat

l. There are complaints from some owners that some charges have been levied by Alliance for rectifying the leakage problems inside the flats. Since the leakage is a problem due to construction of the flat, Alliance should not charge any amount and rectify the same free of cost.

m. Again Alliance has to update on the stalled progress of installing a rightful Association of owners to manage the property.

n. Alliance has to recognize AOSFOA as the rightful Association and can ask all members to join and elect the new team of office bearers to overcome the impasse as it is the Only Association with all credentials and a due registration with all block owners as its members.

o. Alliance has to clarify on the construction at the stilt floor in Block 2 as it is part of UDS .

p. Alliance has to initiate a monthly discussion with all residents to take feedback and update the progress till the time they continue with the maintenance activities.

**Resolution 6:**

**Resolved that the address of the Association is to be changed as follows:**

New Address of Association  
Flat No: 1212 Silver Oak Block  
Alliance Orchid Springss  
54 Water Canal Road,  
Korattur,  
Chennai.600076

**GENERAL SECRETARY**

**PRESIDENT**