



SHIVANI OWNERS' ASSOCIATION

RegN # 108/2006. Regd. Under TamilNADU Societies Registration ACT

Minutes of Special General-body Meeting

A Special general body meeting of Shivani Owners' Association was conducted on the 7th March 2010, as notified earlier, in the community hall of 3rd block at Shivani. The meeting was attended by 40 voting members who constituted the quorum besides a few non-voting family members. Attendance was taken. The following business was carried out.

1. The president made a quick mention about the status of construction of gates, concerns about security and maintenance issues, dropping out of several MC office-bearers & members and the need for members to come out with suggestions to induct MC members who would serve the full term.
2. The president put forward a resolution to take into account the votes received for the various resolutions through printed forms (in absentia) circulated earlier. As there was no explicit mention about this in the SOA bye-laws, a few members opined that this being the first time, the meeting required quorum to pass it. As there was quorum (40 out of 104 votes) this resolution was passed. Mr.Nagarajan mentioned that some of the businesses could have multiple votes. The president clarified that this can be taken into account only when those members come forward and provide us proof, as no information is received by SOA so far.
3. The president presented a tally of votes received for all resolutions. A total of 53 members presented written votes including 4 through email and 5 received during the meeting. It was pointed out that for each resolution the total of 'Agrees' and 'Disagrees' will not total up to 53 as some of the members did not vote for some of the resolutions.
4. The president mentioned that all the 26 resolutions can be technically considered approved by members going by the written votes alone. But proposed that all the budget related resolutions (from Form-B) as well as some of the resolution from Form-A for which the disagreements were considerable be discussed in the meeting before considering them approved (with or without changes). The details of the votes received are available for inspection by any member upon written request.
5. The following issues were deliberated in the meeting and the members present confirmed approval. The president clarified that the budgets amounts were approximate guesses.

S N	Proposed Resolution	Votes : Agree vs Disagree
1.	Resolution-17 : A submersible pump of Block-2 to bore well was replaced. Retrospective approval was required. Budget Rs. 34,000	44 vs 3
2.	Resolution-18 : New Fans (6 numbers) for block-2 and 3 community halls (One is a replacement). Budget Rs. 9,000 Resolution-22 : One washbasin is to be installed next to the security toilet in each of Block-2 and 3, for use by members & security staff.' Budget Rs. 8,000. Resolution-4 : Maintenance charges will be levied for use of common facilities. These three resolutions were related and hence discussed together at length. The president explained that the expenses incurred for maintaining equipments like projector, ACs, Halogen lamp and Tread mills were high and hence it was suggested that a small amount charged will help in funding the repairs related to maintaining the common facilities and the equipment provided therein. The fans are required as the halls are not usable without adequate ventilation when AC is not used. Washbasins will help the hall users avoid hiring makeshift washbasin and as well help the watchmen in keeping the surroundings clean. Finally, these resolutions	Res-18: 41 vs 6 Res-22: 39 vs 9 Res-4 : 47 vs 5. All one member present approved these resolutions.



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S N	Proposed Resolution	Votes : Agree vs Disagree
	<p>were approved with the following changes to Resolution-4.</p> <p>Maintenance charges will be levied for use of common facilities as follows (for up to 4-5 hours) :</p> <p>Roof Garden without halogen lamps & fountain : Rs. 250</p> <p>Use of halogen lamps & fountain in RG : Rs. 500</p> <p>3rd block community hall (CH) : Rs. 250</p> <p>Use of A/c per rounded hour in CH : Rs. 125</p> <p>2nd block community hall will not be made available for any function. 3rd block hall can be used for dining. COOKING OF ANY KIND WILL NOT BE ALLOWED in the common facilities. The utilizing member should return the premise clean, as it was. This amount does not include cleaning, if the premise is not cleaned by the user. Deposit requirement announced earlier (Rs.1500) will continue to be in effect. The member should ensure proper working of the equipment while taking charge and while handing over back.</p>	
3.	<u>Resolution-19</u> : Parking lot to be repainted around block-1, spaces to be numbered and stickers to be issued. Budget Rs. 8,000	43 vs 4. Approve by all members
4.	<p><u>Resolution-20</u>: Wheel-blockers to be installed to enforce proper parking of cars & demarcation of Two wheeler parking space. Budget Rs. 24,000.</p> <p>This was discussed at length. The president explained that a wheel blocker is not practicable as none is readily available. The first objective is to <u>provide separate parking space for cycles and motorcycles</u> in the spaces available besides car parking. The second objective is to <u>ensure that the cars are parked correctly</u> in blocks-2 and 3 and do not overshoot into walking area or two wheeler parking. This resolution was agreed with the following changes.</p> <p>The length of the car parking spaces will be marked using paint to ensure proper parking. One space will be made ready for the planned two wheeler parking and opinion should be sought from the members before proceeding with the rest. Reduced budget Rs.12,000.</p>	24 vs 23. The modified resolution was passed by the members.
5.	<p><u>Resolution-21</u>: Recommend display of signboards to indicate no parking zone, guest-parking area, restriction in entry, etc. Budget Rs. 3,000</p> <p>The president explained that the total expense for this will be around Rs.14,500, including installation. Have secured sponsorship from an external business for up to Rs.10,500. After deliberation, it was decided that SOA will meet the full expense and will not require sponsorship from business that would want an advertisement to be included at the bottom of those boards. Budget Rs. 14,5000.</p>	43 vs 7 The modified resolution was passed by the members.
6.	<p><u>Resolution-23</u>: Repairs to be made to pavement where damaged, especially to the North of Blocks 2 and 3. Budget Rs.45,000.</p> <p>This was discussed and modified as follows : North side of Block-3 will be re-laid fully and repairs will be made as required in other places. The pavement in other areas will be re-laid over a period of time depending on fund availability. Budget Rs. 45,000.</p>	37 vs 7 The modified resolution was passed by the members.
7.	<u>Resolution-24</u> : Erection of iron grill fence along side the park on the north	33 vs 13.



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S N	Proposed Resolution	Votes : Agree vs Disagree
	of block-3, where there is no wall. Budget Rs.30,000. The president explained the reasons as to why a wall is not a good idea, by quoting MD of RREL. After deliberations it was agreed that a fence can be erected and plant or creepers will be grown alongside to make it look green	The modified resolution was passed by all but 2 members
8.	<u>Resolution-25</u> : Collection of money from residents for the budgeted expenses can be based on either the super built-up area of each flat / premise or divided equally irrespective of the area owned. If it is divided equally then, everyone including commercial will pay equally for all expenses spent by SOA. This was discussed at length. A couple of members spoke for dividing expenses equally whereas a few others spoke for dividing by area owned. The president mentioned that a few members wanted some of the expense be divided equally and the rest be divided by square foot; but none has come out with a yardstick to decide whether a given expense is to be divided by equally or square feet. So it is likely to cause continued issues. Further it was mentioned that the legal experts are very categorical in declaring that the legal way of division of expenses is area owned.	29 (Area) vs 15 (equal). This resolution was passed by all but four members.
9.	<u>Resolution-14</u> : Commercial installations (example : Telecom tower, advts, Wireless antenna), commercial demonstrations, events, vending, training programs, etc. should not be allowed inside the complex by the managing committee without prior approval by majority of the member in a AGM or EGM. As the association is a non-profit organization, no fee, rent or any other compensation should be collected for external parties for the use of the association facilities. This was discussed in relation to Resolution-21 and approved	49 vs 2 This resolution was passed by all but one member.

6. The following resolutions are approved by a majority by voting through form, without a need for further discussion.

S N	Proposed Resolution	Votes : Agree vs Disagree
10.	<u>Resolution-1</u> : New Tenants should register with the association using a prescribed form. This is necessary SOA is required by the LAW to maintain details about all the members. At present we get no details when someone moves in or moves out.	51 vs 2
11.	<u>Resolution-3</u> : Use of common facility like community halls and roof garden should be booked through a prescribed form. Members are required to adhere to the guidelines published earlier.	52 vs 1
12.	<u>Resolution-5</u> : Loud speakers / amplifiers should not be used in any of the common facilities for individual usage. Parties conducted by SOA that is open to all residents can use speakers till 10:00 PM (in adherence to police rules).	48 vs 5
13.	<u>Resolution-6</u> : Dish Antenna should be installed only in the roof but below the level of water tanks. Installation of any equipment in the roof should be requested through a prescribed form. Members are required to adhere to the published guidelines. The ones that currently does not conform to these guidelines needs to be reinstalled by the member as required.	47 vs 6
14.	<u>Resolution-7</u> : Exterior walls, including open terrace / balcony exposed to outside, should not be painted by members.	48 vs 4
15.	<u>Resolution-8</u> : Rearing of pet animals will not be allowed inside the	42 vs 10



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S N	Proposed Resolution	Votes : Agree vs Disagree
	complex.	
16.	<u>Resolution-12</u> : "Regulations on Traffic and Parking inside SHIVANI Complex" circulated to members in June 09, can be enforced in letter and spirit. (Write to the President to get a copy by mail)	44 vs 4
17.	<u>Resolution-13</u> : Designated Guest Parking spaces are to be shared by residents of all blocks. No members should park their cars in the designated Guest parking at ANY TIME, as this would deprive the guests of the limited parking available for them. Emergencies exempted.	51 vs 2
18.	<u>Resolution-15</u> : Construction of Compost pit will be abandoned. It will be taken up when someone comes forward to take up the full responsibility. Rs500 collected for this purpose will be adjusted in the dues to be collected for 09-10.	47 vs 3

7. The following resolutions by approved by a majority by voting through form. But, as a significant number have either voted against or have mentioned concerns, they will be taken up for discussion in the next EGM / AGM before final decision.

S N	Proposed Resolution	Votes : Agree vs Disagree
19.	<u>Resolution-2</u> : A deposit of Rs.4000 is recommended to be collected from tenants as deposit towards damages that might be caused while moving house-hold furniture in or out as well as against other dues. This will be returned when they move out after adjusting the dues.	35 vs 17
20.	<u>Resolution-9</u> : Use of lifts for moving household furniture and heavy items will not be allowed (including fridge, Washing M/c, cupboards, etc.)	31 vs 20
21.	<u>Resolution-10</u> : 15 days will be provided for any payments announced by the MC. A late fee of Rs.50 will be charged for delays up to next 15 days, Rs 250 for delays beyond that. (What if the dues remain beyond 60 days ?)	37 vs 14
22.	<u>Resolution-11</u> : Id cards will be issued to all servants, drivers and regular vendors. The cost will be borne by the resident in case of servants or drivers where as the vendor will bear the cost of his / her id card.	37 vs 14
23.	<u>Resolution-16</u> : In one parking space, especially ones with open space behind, only one car can be parked <u>permanently</u> . Recently a proliferation car beyond the number of allocated spaces is seen, thus reducing free space available to move about.	35 vs 16
24.	<u>Resolution-25</u> : Block-2 and 3 residents have to pay separately for using the Hot-water boiler <u>as proposed by some of the block-1 members</u> . The details were discussed in the Feb Newsletter.	10 vs 29

Drafted by : **J.Thiyagarajan**
President, Shivani Owners' Association.

Date : 14th March 2010