

ANUGRAHA APARTMENT OWNER'S ASSOCIATION (R) (AOA)

Address: Municipal No: 8/1, Magadi Main Road, Pete Chennappa Industrial Area, 1st Main Road, Near Sumanahalli Flyover, Bangalore – 560079

Date: 4th Aug 2024

Annual General Body Meeting of Anugraha Apartment Owners Association (AOA) 4th Aug 2024 Minutes of the meeting

The Annual General Body Meeting of Anugraha Apartment Owners Association (AOA) was conducted on Sunday the 4th of Aug 2024 in our Club house. The Minutes are captured below.

Opening Notes:

The meeting was scheduled to start from 9:30 AM onwards. However, the same had to be adjourned due to lack of Quorum for next 30 minutes. Once the required number of members gathered the meeting started at 10:00 AM.

Our Honorable President Mr. Kantharaju C B welcomed all the members to the AGM and has taken through the proceedings. He highlighted the summary of works undertaken from Aug 2023 till date. General Secretary Mr. Krishna Prasad M updated the quorum on last 2 MOM's of meeting held between Sattva and Association, followed by our Treasurer Mr. Venugopal Hedge updated cultural financial report to the quorum.

Below are some of the highlights:

1. As a first association, we have many accomplishments to improve our staying in the new society initially.
2. We as association worked hard to get many good things done for our society in last 1 years, still many are pending. We urge new /next association to take forward.
3. We are successful in obtaining the PAN card for the association **AAQAA7103B**
4. HT/LT issues persist, and Sattva has declined the conversion to LT, instead offered additional benefits. Association insisted for LT only. Technically LT is possible. (Please refer to mails sent to Sattva copying all residents earlier)
5. Maintenance charges – Few residents signed sale agreement with Rs 5/-. Still Association tried its best for maintenance reduction. Sattva management has not agreed to reduce, and multiple follow up emails and meetings were conducted on this topic. This topic is open to take it forward. ((Please refer to mails sent to Sattva copying all residents earlier)
6. The association made efforts to obtain details of expenses, but Sattva claimed they were not obligated to share the accounts, stating that everything would be shared at the time of handover.
7. The association also initiated efforts to obtain the HOTO (Hand Over Take Over) document to understand the takeover process, but has not been received so far. (Please refer to mails sent to Sattva copying all residents earlier)
8. Cauvery water connection is still pending. After continuous follow up with Sattva and BBMP for road cutting permission, letter from BWSSB was shared to BBMP and BBMP declined the permission and said HDD (Horizontal directional drilling) should be done. Sattva and association together decided to go for HDD and have requested BBMP for HDD only. BBMP once again declined and stated that road cutting only should be done

for which permission letter is awaited from BBMP. (Please refer to mails sent to Sattva copying all residents earlier)

9. Apartment community Guidelines were prepared, circulated, feedback received from all residents. Implementation is pending, next Association to take it forward for better living in the premises.
10. Cultural events like Ganesha, Navarathri, Kannada Rajyotsava and Republic day were celebrated to bring the harmony among all residents.
 - a. Details of accounts were presented by our Treasurer Mr. Venugopal Hedge and the balance amount will be transferred to 2nd AOA.
11. Q and A was addressed by President, General Secretary, Treasurer, Joint Secretary and our MC member.
12. Thank you to all the volunteers who stepped forward to conduct the election for the 2nd board. There were initially 10 nominations, but after one nominee withdrew, the remaining 9 members were elected unopposed by the Returning Officer to form the 2nd board.
13. Thanks Sattva Facility management for providing their support and would request to extend the support to 2nd AOA
14. **The new board members and office bearers of 2nd Anugraha Apartment Owners Association was announced by Returning Officer Mr. B Shivaram 2024-25. We wish them the best of luck and request all association members to extend the support too.**

Below is the list of 2nd Association Office Bearers

Sl. No	Name	Tower and Flat No	Office Bearers
1	Mr. Shreenivas Nayak	T1-703	President
2	Mr. K Venkatagiri	T5-403	Vice President
3	Mr. Suryakant	T2-505	General Secretary
4	Mrs. Kalavathi M	T12-905	Treasurer
5	Mr. Santhosh Shetty	T8-303	Joint Treasurer
6	Mr. Shivaligappa Diggi	T5-502	MC Member
7	Mr. Shiva kumar	T1-1103	MC Member
8	Mr. Nataraj T	T8-1003	MC Member
9	Mr. Venkatesh Shenoy	T12-402	MC Member

AGM was concluded by new General Secretary.

Going forward all communications will be from 2nd association.

Thanks and regards,

Krishna Prasad M
General Secretary, Anugraha Apartment Owners Association

Q and A

Q1. Mrs. Sharada Verma: Need proof of all meetings with Sattva.

A. All the MOM's were circulated by email to all residents and the hard copy of the same will be handed over to 2nd AOA.

Q2. Mr. U L Shetty: AGM meeting is not happening in proper way. Need to know the latest status that has happened with last AOA and Sattva.

A. General Secretary updated the details of last 2 MOM's between last AOA and Sattva. As stated above, it was circulated to all residents by email and the Hard copy of the same MOM's will be handed over to 2nd AOA.

Q3. Mr. Srikanth Bhat. Requested 1st AOA members to take questions from members who ever have raised their hands and limit to 1 question per member

A. Objection to limit to one question per members was raised by other members

Q4. Mr. Shreenivas Nayak requested General Secretary to share the details of present board members

A. General Secretary briefed on the first Association board members who were elected and resigned due to personal reasons. General Secretary also briefed the quorum on the current available board members and associate members.

Q5. Mr. U L Shetty questions why monthly meetings were not conducted by association in last 6 months with all owners?

A. Association conducted its last meeting with all owners on Nov 18th. Post that due to multiple reasons association could not conduct any meetings with all owners. Association apologized for the same. Thanks to all residents who approached us to address their grievance during our specified grievance time Mon-Friday 7:30-8:30pm in our association office.

Q6. Mr. Nithin. Why Mr. Ryan is not called for the meeting and to be present along with association as builder is still handling the operations of the project?

A. Mr. Ryan was present in the meeting as owner for unsold flats and was also invited to the stage.

Mr. Ryan requested all members to be united and support the progress of Anugraha development.

Q7. Mr. Munish. Raised concern that Ryan should not be speaking as he is representing this meeting as an owner for unsold flats, but not Sattva,

Q8. Mrs. Preethi Rao requested Sports and Cultural activities should be separate and not be mixed with AOA operations.

A. General Secretary requested 2nd AOA to please take care of this request.

Q9. Mrs. Preethi Rao requested that there was a maids tariff chart that was prepared by few ladies to be implemented for Anugraha

A. General Secretary and Joint Secretary answered that the maids tariff might not fall under labour laws. However, requested 2nd AOA to look into this matter and standardize the same for the benefit of Anugraha.

Q10. Mr. Harshid – Many amenities not working since 2 years and Sattva not reducing maintenance since amenities are not working.

A. Amenities were misused by residents and malfunctioned. Due to this it lead to maintenance and few vendors were not ready to come and fix. This was escalated by association to Sattva facility and was resolved.

Q11. Mr. Harshid. Bowling Alley is not working from long time.

A. Bowling alley was fixed and was misused by residents. Maintenance of Bowling alley is very expensive. It needs to be handled with care. Request 2nd AOA to follow up with Sattva for resolving this issue.

Q12. General Secretary. Guidelines for Anugraha was sent to review to all members. Feedback was received and has been incorporated. This was presented in Nov 18th meeting to all members but members showed lot of resistance that such guidelines will disturb harmony among residents. Such guidelines are a standard practice followed in all apartments and General Secretary requested 2nd AOA to review and implement the guidelines.

Q13. Mr. U L Shetty. Can HT/LT be done?

A. Yes, Technically it can be done. There would be cost involved to get this conversion done.