



WELCOME TO **AAOA – Residents Meeting**

28-Sep-2024 – Saturday @6.30 PM

Location – Clubhouse Party Hall

MEETING AGENDA

1. WELCOME MEMBERS & AAOA TEAM INTRODUCTION

2. ACTIVITIES COMPLETED SO FAR

- A. AAOA INITIAL AND START-UP ACTIVITIES
- B. MEETINGS & DISCUSSIONS (OTHER LEADING APARTMENT ASSOCIATIONS)
- C. EXPERTS OPINION MEETINGS

3. ACCOUNTS & FINANCE UPDATES

4. MEETING WITH SATTVA TEAM

5. RESIDENTS FEEDBACK AND SUGGESTIONS

6. FUTURE ACTION PLANS

- A. IMPLEMENTATION OF GUIDELINES [RULES & REGULATIONS]
- B. ADDRESSING THE ISSUE OF MAINTENANCE CHARGES & HOTO PROCEDURE
- C. SPEED-UP ON CAUVERY WATER CONNECTION
- D. EXPLORING VARIOUS OPTIONS FOR POSSIBILITY OF HT-LT CONVERSION
- E. SUB-COMMITTEE FORMATION WITH EXPERT AND TALENTED MEMBERS



WELCOME MESSAGE

FROM

PRESIDENT

Mr. Shreenivas Nayak
President, AAOA

AAOA TEAM INTRODUCTION

Mr. Shreenivas Nayak

President

T1-703

Prof: Advocate

Mr. K Venkatagiri

Vice President

T5-403

Prof: Doctor

Mr. Suryakant

General Secretary

T2-505

Prof: Software Professional

Mrs. Kalavathi M

Treasurer

T12-905

Prof: Govt Employee

Mr. Santhosh Shetty

Joint Treasurer

T8-303

Prof: Software Professional

Mr. Shivalingappa Diggi

MC Member

T5-502

Prof: Software Professional

Mr. Shiva Kumar

MC Member

T1-1103

Prof: Software Professional

Mr. Nataraj T

MC Member

T8-1003

Prof: Businessman

Mr. Venkatesh Shenoy

MC Member

T12-402

Prof: Learning & Development



**ACTIVITIES COMPLETED
SO FAR**

**AAOA INITIAL & START-UP
ACTIVITIES**

Mr. Suryakant
General Secretary, AAOA

AAOA INITIAL & START-UP ACTIVITIES



AAOA Letter Head
Designed Letter
Heads for Official
Communication



AAOA Bank A/c
AAOA dedicated
account for
cultural activities

AAOA Office
Inauguration new
AAOA Office for
work & meetings



AAOA Mobile
Dedicated Mobile
for issues
escalation
+91 63600 41344

AAOA Website
For 2-way
communication for
AAOA-Residents
www.AAOA.in



Guidelines (WIP)
Rules &
Regulations for
everyone's benefits



ACTIVITIES COMPLETED SO FAR

MEETINGS & DISCUSSIONS

Mr. Suryakant
General Secretary, AAOA

MEETING WITH OTHER ASSOCIATIONS

Met with multiple apartment associations and discussed various points, includes the followings:

- ❖ HOTO Process & Corpus Fund Transfer
- ❖ Electricity Issues
- ❖ Security guidelines
- ❖ Housekeeping Guideline
- ❖ Formation of Sub Committees
- ❖ Current maintenance charges
- ❖ Understanding of the better functioning of Association etc.

- ✓ **SATTVA DIVINITY**
- ✓ **PRESTIGE JINDAL CITY**
- ✓ **SOBHA ELITE PLATINUM**



ACTIVITIES COMPLETED SO FAR

EVENTS & CAMPS

Mr. Suryakant
General Secretary, AAOA

MEDICAL & HEALTH CAMP

Completed

Free Health Camp in Aug-2024

- 100+ residents who participated in the camp
- Cervical Cancer Vaccinations awareness
- Comprehensive Health Services



Next Set of Medical & Health Camps

- ❖ **First Aid KIT** and Emergency Services
- ❖ **Emergency Services Awareness** session in Oct-2024
- ❖ **Cervical Cancer Vaccination & Health Awareness Session** in Oct-2024
- ❖ **Yoga sessions** in Nov-2024
- ❖ **Blood Donation Camp** in Nov 2024

INDEPENDENCE DAY CELEBRATION



On August 15, 2024, the residents of Sattva Anugraha Apartments came together to celebrate the **78th Independence Day** with great enthusiasm and patriotic fervor. Organized by the Anugraha Apartment Owners' Association (AAOA), the event was a beautiful blend of tradition, patriotism, and community spirit, bringing residents of all ages together.

Thank you for your participation

GANESHA CHATURTHI CELEBRATION



11-Sep-2024 to 15-Sep-2024

With hearts full of joy and gratitude, we have successfully completed the **Grand Ganesh Visarjane** with immense spirit, energy, and the wholehearted involvement of each and every resident.

The entire Anugraha community came together in a magnificent procession, bidding farewell to Lord Ganesha with dance, laughter, happiness, and a deep sense of togetherness.

It was truly a **grand procession** like no other, where the spirit of unity and devotion shone brightly.

Thank you for your participation



ACCOUNTS & FINANCE UPDATES

Mrs. Kalavathi M
Treasurer, AAOA

Mr. Santhosh Shetty
Joint Treasurer, AAOA

FINANCIAL HANDOVER FROM PREVIOUS AAOA

Status of Financial handover

- Received **Ganesha Expenses, Navaratri Expenses and Office Expense reports** from the Previous Treasurer.
- Received balance amount of **Rs. 1,10,960** in cash from the Previous Treasurer.
- **We are yet to receive invoice copies, quotations, or vouchers** from the previous AAOA (2023-24).
- To complete the auditing process, we should get the **invoice copies, quotations, or vouchers** ASAP

Amount received

Cash – Rs. 1,10,960

GANESHA CHATURTHI COLLECTIONS & EXPENSES

EXPENSES				COLLECTION			
Expense Description	Cash	Bank/UPI	Amount	Collection description	Cash	Bank/UPI	Total Amount
Printing Expenses	9,958	12,780	22,738	Residents Contribution	2,18,858	4,45,129	6,63,987
Sports Activity Expense	3,467		3,467	Sponsorship	13,100	2,82,101	2,95,201
Catering (Lunch and Daily Prasadam)	51,001	3,15,000	3,66,001	Ganesha Hundi	10,811		10,811
Tent and Stage expense	10,000	3,10,000	3,20,000				
Decoration	60,000		60,000				
Visarjana Ratha	29,000		29,000				
Daily Fruit and Flowers	9,095		9,095				
Ganesh Idol	11,000		11,000				
Sports Prize Shields	8,600		8,600				
Guest greeting items	3,000		3,000				
Lucky draw prize	20,028		20,028				
Food Labour Tips	1,500		1,500				
Ganesha Visarjana Fee	500		500				
Ganesha Pataki	5,000		5,000				
Laddu Prasad	12,170		12,170				
Paper tissues, plates and glasses*	925	3,650	4,575				
Rangoli expenses	1,740		1,740				
Pooja Items*	2,550		2,550				
Purohit Fee		20,000	20,000				
Consolation Prize cost*		3,000	3,000				
Videography and Photography		29,000	29,000				
Grand Total	2,39,534	6,93,430	9,32,964	Grand Total	2,42,769	7,27,230	9,69,999
Cash in hand (Balance Amount)	3,235	33,800	37,035				

OVERALL FINANCIAL STATUS

Expenditure	Rs.	Collection	Rs.
Association Office Expense	5,866	Balance c/f from previous AAOA	1,10,960
Independence Day Expense	32,228	Residents Contribution (Ganesha)	6,63,987
AAOA Office Inaugural	840	Sponsorship (Ganesha)	2,95,201
Ganesha Expenses	9,32,964	Ganesha Hundi (Ganesha)	10,811
Total	9,71,898	Total	10,80,959
Cash in hand (Balance)	<u>75,261</u>		
Cash at bank (Balance)	<u>33,800</u>		
Total Balance Amount	<u>1,09,061</u>		



INITIAL DISCUSSION WITH SATTVA TEAM

[Mid-Level Managers]

AMENITIES MAINTENANCE

SL No	Facility	Condition	Remarks
1	BOWLING ALLIAY	Not working	Advance payment for AMC to M/s Complete Sports And Management India Private Limited is in progress and it will be operational from 10/10/24.
2	GYM EQUIPMENT 1 and 2	Not working	Treadmill – 2Nos ,cross Trainer -1 No and others multi gym equipment not working ,we have requested the vendor for inspection and it will be operational from 8/10/24.
3	JAKUZI (JAQUAR) Ladies	Not working	Problem with Jacuzzi observed due to increase in usage and quote received and negotiation for paying advance amount from procurement team is under progress expecting operation from 15/10/24.
4	JAKUZI (JAQUAR) gents	Not working	Problem with Jacuzzi observed due to increase in usage and quote received and negotiation for paying advance amount from procurement team is under progress expecting operation from 15/10/24.
5	SNOOKER	in use	New Cloth has been changed in one of the snooker table due to improper useage.
6	BASKET BALL COURT	in use	Replaced board 3 times due to negligence and it will not be changed in future.

7	SAUNA Ladies	working
8	SAUNA Gents	working
9	STEAM Ladies	working
10	STEAM Gents	working
11	TT ROOM	in use
12	BOARD GAMES ROOM	in use
13	MUSIC SYSTEM	working
14	SWIMMING POOL	in use
15	SWIMMING POOL TERRACE	in use
16	WATER DISPENSOR	in use
17	BADMINTION	in use
18	LIBRARAY	In use
19	MULTI PURPOSE COURT	In use
20	TENNIS COURT	In use
21	CRICKET PITCH	in use
22	AIROBICS ROOM	In use
23	PARTY HALL GROUND FLOOR	In use
24	SKATING GROUND	In use
25	MINI GYM	In use
26	CHILDREN PLAY AREA- 2 Nos	In use
27	AMPHITHEATER	In use
28	SWIMMING POOL CHANGE ROOMS	In use
29	GOLF SIMULATOR	Working
30	AIR CONDITIONER	working
31	SQAUSH Court	In use

GAIL GAS CONNECTION & SERVICE ISSUE

Discussion Points

- GAIL Pipeline completion discussed by Sattva Team with the Regional Head; updates expected by **Mid of Oct 2024**.
- **GAIL helpdesk** to be set up at Anugraha premises, and status to be shared with AAOA immediately.
- **At least 48-hour notice** to be given to residents for any maintenance activities.

NEXT STEPS

- Follow up with Sattva team to update the status on time and start the work immediately.

SECURITY & PARKING

Discussion Points

Security Lapse

- **Security team instructed to follow guidelines**
- Proper check-in/check-out procedures to be implemented.

Visitor Parking

- **Over 300 illegal cars parked.**
- Builder to allocate and mark visitor parking **within a month.**

Next Steps

- Safety & Security guidelines are in progress. Will be shared accordingly.
- Continuous follow-up with Sattva to complete the visitor parking allotment.
- **RF ID / Boom barriers implementation post-allocation.**

MAINTENANCE CHARGES & HOTO

Discussion Points

- ❖ The current maintenance rate is **Rs. 4.5/- per sq. ft + GST**. As per the Sattva team, the outstanding dues have **now exceeded Rs. 2 crores**.
- ❖ The Sattva Team has requested AAOA's assistance in collecting the pending maintenance charges, However, **AAOA has clearly stated that it will not be involved in any collection activities**.

Next Step

- ✓ Soon we will have next round of meeting with SATTVA senior management on after taking input and feedback from this meeting.
- ✓ We will discuss on the various options available for HOTO processes and update the outcome to the residents.

CAUVERY WATER CONNECTION STATUS

Discussion Points

- Sattva Team has submitted **another letter to BWSSB Chairman for road cutting permission not being given by BBMP.**
- BBMP delayed road cutting permission **citing new road and which can't be cut for 2 years.**
- Sattva team has resent the request to **BBMP Special Commissioner.**
- Copies of all submitted letters and demand receipts to be shared with AAOA.
- Resolution expected within **90 days**. At least **pipeline.**

Next Steps

- To speed-up the connection, follow-up with Sattva team on biweekly basis will continue.
- As per the meeting, SATTVA team committed that maximum within 90 Days connection will be provided whereas we have insisted within 60 Days.

HT-LT CONVERSION

Discussion Points

- ❖ **Sattva Team declined the HT to LT conversion** due to management decision and building electrical design. Sattva's stand is, already communicated to the previous AAOA instead offered additional benefits.
- ❖ **ELMEASURE** billing issues also to be taken up. And there are many queries on charges clarity.
- ❖ **DG programming has been updated**, and faulty BESCOM feeders have been replaced.
- ❖ **DG service report to be shared with AAOA.**
- ❖ DG – getting return power issue to be urgently investigated and tested.

Next Steps

- ✓ We have sent an email to the Sattva management to discuss further on this. This will be updated in the next meeting.
- ✓ Going to monitor the electricity fluctuations and bring it to facilities notice to take the appropriate actions.
- ✓ There will be a session with ELMEASURE team to clarify the queries.

WATER HARDNESS & TDS ISSUE

Discussion Points

- Facilities maintain water hardness levels, **but not TDS.**
- **Hardness checked every three months**, reports to be shared with AAOA.
- As Per Sattva Team, in Phase 2 due to low occupancy and water storage contribute to increased hardness.
- AAOA to seek expert opinion hardness for domestic use.

Latest report is available from the lab. Test was conducted on 24-Sep-2024:
<https://aaoa.in/?p=348>

- ❖ General Information for AAOA Members – At present at Anugraha, 10% our own borewell water + 90% outsourced tanker water.
- ❖ After Cauvery connection also, around 30% Cauvery water + 10% borewell + 60% again outsourced tanker water would continue. Hence, softener treatment for blended water must be continued.

Next Steps

- ❖ We will monitor the developments on the same.
- ❖ Will share the reports every three months as and when received.

TDS cannot convey the hardness at all. As per the third party lab technician, TDS can be up to **2000** ppm is also acceptable (for general purpose except for drinking-500ppm) as per govt authority (BIS) provided calcium and magnesium content is normal (i.e. hardness should not be more than **200** ppm)

The background features a world map rendered in a dotted, halftone style. Overlaid on the map are several large, stylized star or snowflake-like shapes, also composed of dots. The color gradient transitions from a deep red at the top to a bright yellow at the bottom.

Thank You

Open for
FEEDBACK
AND
SUGGESTIONS