

MINUTES OF THE EXTRA ORDINARY GENERAL BODY MEETING OF JNFOA HELD ON 20.01.2019 AT 10.00 A.M. AT 6TH BLOCK CAR PARKING AREA.

The following were present during the meeting:

JNFOA OFFICE BEARERS

1. Thiru T.Bhasker, President.
2. Thiru S.P.Uthay Poongkundram, Vice-President.
3. Thiru R.Ramdoss, Secretary.
4. Thiru R.E.Raghunathan, Joint Secretary-I.
5. Thiru P.Ravi Thilakesh, Joint Secretary-II.
6. Thiru T.Raja, Treasurer.
7. Thiru S.V.Chandran, Joint Treasurer.

Total no. of members in attendance – 59 members.

The list of members who attended the meeting is enclosed as **Annexure I**.

Quorum:

The Secretary welcomed all the members gathered for the Extra Ordinary General Body Meeting. As the number of members present did not form the quorum, the meeting adjourned for 30 minutes to form the quorum.

The adjourned meeting commenced at 10.30 a.m and the members present decided to go ahead with the members present being the quorum.

WELCOME ADDRESS

Delivering the welcome address the Secretary, JNFOA expressed the office bearers' disappointment on the poor turn out of the members for the extra ordinary general body meeting.

1. APPOINTMENT OF ELECTION COMMISSIONER AND HIS DEPUTY.

JNFOA president informed the members that the current tenure of the OB's expires on 31st Jan 2019 and there was the necessity to conduct the next election for the election of new set of office bearers for the next term of 2 years. Accordingly he requested the members to volunteer for the post of Election Commissioner to conduct the elections in compliance with the bye laws of the association. As there were no volunteers, the current office bearers proposed Dr. Chandramohan to be the Election Commissioner and requested him to conduct the elections. Dr.Chandramohan also accepted the proposal and requested the services of one or two members for assisting him in the process. Mr. Mohan volunteered to assist the Election Commissioner.

Accordingly, the General Body approved the appointment of Dr. Chandramohan as the Election Commissioner and Mr. Mohan as his Deputy for conducting the ensuing election for office bearers for the next term.

Mr. Dinesh proposed the motion to appoint Dr. Chandramohan as Election Commissioner and Mr. Mohan as his Deputy and Mr. Raghunath seconded the motion. The motion was passed unanimously by members.

2. EXTENSION OF THE TERM OF THE PRESENT OFFICE BEARERS

The Treasurer explained the need to extend the term of current office bearers for another 2 months till 31st March 2019 in order to keep the office bearers term coinciding with the end of the financial year so that the accounts related aspects would be completed till the end of the financial year for each term.

The renovation work had been completed and the rectification works for all the blocks was under progress and it would facilitate the existing office bearers to settle the balance payment dues before the completion of their tenure. The process for the conduct of election would also take place concurrently. It would take another couple of months to complete the election process.

Accordingly, the General Body approved the extension of the term of the present office bearers for another two months till 31st March 2019 taking into account the finalization of the building renovation project work and other factors. The newly elected office bearers will take charge from 1.4.2019.

Dr. Chandramohan proposed the motion for the extension of the term and Mr. Mahesh seconded the motion. The motion was passed unanimously by members.

3. BUILDING RENOVATION PROJECT – FINANCIAL PARTICULARS

The Treasurer read out the financial data pertaining to the building renovation project and explained the various items in detail. He also read out the list of defaulters (22 nos) and requested the members to expedite the collection of renovation fund dues.

The details of financials is enclosed as **Annexure II**.

A snapshot of the financials is as follows:

• No. of defaulters of building renovation fund	: 22.
• Amount pending collection	: Rs. 6.60 lakhs.
• Total fund available	: Rs.177.35 lakhs.
• Total fund disbursed	: Rs.173.64 lakhs.
• Renovation cost as per agreement	: Rs.156.00 lakhs.
• GST @ 18%	: Rs. 28.08 lakhs.
• Extra Chemical Treatment work	: Rs. 4.15 lakhs.
• GST @ 18% for extra work	: Rs. 0.75 lakhs.
• Extra plumbing & civil work	: Rs. 15.80 lakhs.
• Grand Total	: Rs. 204.78 lakhs.

As approved by the previous General body meeting, the deficit amount in the above renovation project would be funded by utilising the part of the corpus fund. It would be replaced as and when the extra funds were available or whenever arrears collections of maintenance amounts materializes.

Mr. Mahesh, one the member raised query regarding the passing on the benefit of GST to the association as JNFOA had paid the contractor with applicable GST and the contractor had adjusted the same against his available input credit. He also mentioned that there were provisions in the Act, which permits such passing of credit on the GST amount. The Treasurer assured that he would check with the authorities and apply the same if such provision existed.

Dr. Chandramohan raised a query as to whether the additional amount payable to the contractor for the renovation project was well within the limits of the approval by the last GB meeting. The treasurer confirmed the same that it was well within the approved limits and the extra funds are to be used from the corpus fund as and when it was necessary for payment to the contractor as per the agreed terms.

4. STATUS OF BUILDING RENOVATION PROJECT

The President, JNFOA informed the present status of the building renovation project from the last general body meeting on 29.07.2018 to till date.

The members were informed that the building renovation project has been completed in full for all the 16 blocks. The painting works for the common areas such as JNFOA club house, Sewage Treatment Plant, JNFOA office, Front side compound wall (both sides) and all round compound walls (inner side only) have been completed.

The members were informed that due procedures were followed in the payment made to the painting contractor. After the completion of the works in the individual block, the respective Executive Committee member would inspect the block and give his

consent for the release of payment. The inspection of the Office bearers of JNFOA would follow after the Executive Committee member gives his consent. After the approval from the office bearers of the JNFOA, 90% of the payment due for that particular block would be released.

Now that the contractor had completed the works in all the blocks including common areas, the balance 7.5% of the amount is due to the contractor. 2.5% of the amount is to be withheld, which is to be paid to the contractor at the end of two years from the date of handing over of the blocks, which is the maintenance period as mentioned in the tender document. In addition an indemnity bond is to be executed by JNFOA with the contractor for a further period of 3 years excluding the 2 years maintenance period.

In order to process the request for payment of balance 7.5%, inspection has been undertaken individually for all the blocks by the President along with the contractor. A rectification list indicating the balance works to be undertaken covering the water tank, weathering coarse, clamps in terrace, corridors, peripheral areas and car parking areas has been comprehensively prepared. This list has been communicated to the contractor by email and a booklet comprising of consolidated emails for individual blocks has also been prepared and given to the contractor. The rectification works are now in progress. After the completion of the rectification works and personal verification the balance amount would be released to the painting contractor.

It was resolved by the General Body to authorize the payments to be made to the contractor after the adoption of above mentioned formalities.

Mrs. Chandra proposed the motion and Mr. Mohan seconded the motion. The motion was passed unanimously by members.

The President further informed that the list of seepages/leakages from the individual houses originating from kitchen, bathroom, toilets and balconies had been obtained from the contractor and individual letters were addressed to the owners for taking up the rectification works. It is up to the owners to take up the rectification works for prevention of further deterioration of the building.

5. STATUS OF LITIGATION AGAINST JAIN HOUSING

The present status of litigation against Jain Housing was explained in detail by the Treasurer. The Treasurer informed that the Advocate Commissioner had inspected the apartment in four days. The inspection report along with the valuation report of the registered valuer has been submitted to the High Court. Further processing of the litigation at the High Court is awaited.

6. MISCELLANEOUS MATTERS DISCUSSED WITH THE PERMISSION OF THE CHAIR

a. Waste Management inside campus.

The Secretary informed the members that the pilot study conducted for Blocks 3 and 4 from 1.8.2018 was successful. The Greater Chennai Corporation had informed that it would not collect solid waste in future from apartments which has a generation capacity of more than 1 tonne per day. Therefore it was necessary for Jains Nakshatra to have its own composting facility for bio degradable waste.

One of the members suggested that before implementing the project throughout the campus from the same agency who is implementing the pilot project, different quotations should be obtained from different agencies and processed by JNFOA and the latest technology must be selected with the least cost option. The suggestion was accepted by all the members.

b. Water scarcity issue

The Secretary informed the members that acute water scarcity was prevalent in the campus. Out of the 26 bore wells inside the campus, water in sufficient amount was present in only 2 bore wells. Other bore wells were getting depleted and the situation would become worse during summer. There would be a need for purchasing water for the summer season. But availability of water for purchase also would become a problem in future.

One of the members suggested that multiple ways have to be adhered for effective utilization of water such as selected hours of water supply, limiting the use water for washing of houses, vehicles, additional bore wells if necessary, re use of recycle water, individual houses RO water wastage to be re-used, stoppage of over flowing of water etc. The suggestions were well taken by the JNFOA and it was informed that appropriate action would be taken at required time.

c. Closed Circuit Television.

The subject of CC TV was discussed in detail among the members including the practices adhered in the offices and other apartments. Although the implementation of CC TV was the need of the hour to prevent various pilferages and petty crimes, the financial resource for installing the CC TV had to be taken into consideration. The President informed that JNFOA is facing financial difficulties in implementing any major project as only now the building renovation project has been completed at a cost of around Rs.200.00 lakhs. The financial constraint and participation of the members in the implementation is a major hurdle in any project. After the building renovation project is completed, JNFOA shall take up the CC TV project, which shall be taken up by the new office bearers of JNFOA on top priority.

d. Arresting the seepages/leakages of water in the residences

Although the seepages/leakages of water is affecting the adjacent houses or the houses right below the source of leakage, there is no concrete bye law for the methodology to be adopted or the sharing pattern of cost of rectification. It was unanimously decided that a resolution would be passed in the next General Body Meeting amending the bye-laws of JNFOA. The newly constituted bye-law shall clearly spell out the modality by which the seepage problem shall be addressed.

e. Regular payment of maintenance dues.

The Treasurer pointed out the arrears maintenance amount would be approximately about Rs.12.00 lakhs to Rs.13.00 lakhs at any point of time including the houses which were occupied. Members also suggested for implementing penalty amounts for non-payment of the regular maintenance. Treasurer pointed out that the members pay their maintenance after the month which was not correct that and rather it should have been paid on or before 10th of the same month. He also pointed out that currently the association was utilizing the interest portion of the corpus fund in order to meet out the monthly commitments to the service providers due to the default in the maintenance fund payment. The association was also taking steps on such defaulters who owe more than 3 months maintenance dues to JNFOA by water disconnection.

f. Renovation work – feedback

i. Block 13 members suggested for provision to be made in the first floor wall opposite to the lift for the removal of waste dumped in the floor area.

ii. Another block 13 member suggested giving advance information to all the residents in the event of any work to be taken up.

iii. Block 16 member suggested putting AC drain pipe lines which was not there currently.

All the above were taken note of and suitable instructions would be given to the contractor accordingly.

iv. Another member sought the methodology to be adopted for resolving the leakage/seepage issues between the residents living in the same line of flats. It was suggested that the residents may take up the issues amicably among themselves sharing cost wherever necessary. It would be futile either to approach the police station or the court for resolving the issue.

g. Dog nuisance within the campus.

The Secretary informed the members about the nuisance caused by the dogs within the campus. The dog owners who were taking the dogs for a walk do not regularly clear the excreta of the dogs. This causes an ugly scenario within the campus. It was informed in the meeting that if the dog nuisance continues unabated necessary steps would be taken by the association to curb the dog menace within the campus.

The vote of thanks was proposed by the Treasurer. The Treasurer thanked the members for having attended the meeting.

President, JNFOA