



Meeting Agenda

Date: Sunday, the 28th of February, 2021

Time: 10 AM || IST

Attendees:

Meeting Link: <https://meet.google.com/xga-wzhp-uyd>

Format: General Body Members Forum (2 to 3 minutes per member to present their concerns/comments) Please wait for your turn and time.

1. On Boarding New Ex Com members (ref. [Board of Directors Orientation](#) Document)
 - a. Introduction of Mr. Maran C
 - b. Introduction of Mr. Manav Srivastava
2. Utilities:
 - a. Electric
 - i. Transformer
 - ii. Power Line Maintenance
 - iii. New lights
 1. Future Considerations: Consider underground wires or replace the Light Posts with Solar Power installation and LED lights (Manav)
 - b. Garbage Collection
3. Review Current Projects
 - a. MyGate Onboarding - In Progress - Off to a great start!
 - i. Open Ticket:- Prune hazardous Royal Palm Trees (Anbu)
 - ii. Show MyGate Console
 - b. Speed Breaker Reflective Painting - Completed
 - c. Reflective studs - Testing completed
 - d. Front Area Cleanup - Completed



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- e. Front Area - Tree/Plant - Completed
 - f. Aroma Garden Plot Map on Foam Board for Security Booth Wall - In Progress
 - g. Street Signs - In progress
 - h. Tenant Registration Form
 - i. Vendor Registration Form
 - j. Notice to Owners - construction debris and unsightly materials and common area encroachment.
 - k. Interior Painting and furniture for the security booth
 - l. Fliers for members and visitors - Association Policy (Do's & Don'ts)
4. Security Service Upgrade - Interview in progress with consultation assistance from Mr. Maran
 5. Financial Report
 - a. Calendar Year vs Fiscal Year
 - b. Approve and Reimburse: January and February expenses
 6. Road Pavements
 - a. Promoter/Mr. Anbarasan to complete it by the end of 2021
 7. Defaults and Violations.
 - a. Major Property Holders and Original and Current Promoters (Anbu)
 - b. Shady Businesses - Association to work with Google and other social media providers to deter business promotions on their platform.
 - c. Current Commercial Activities: Kumar recommends Moratorium and Reparations as transitional method
 - d. Real Estate Transactions
 8. Owners/Members property tax payment arrangement
 9. Association Communication platform:
 - a. aromagarden.org
 - b. WhatsApp Members group (Ownership of the group must be transferred to Association phone number with the manager as the contact person)



- i. Member Group will include
 1. Plot Owners, Plot Owner-Residents with Homes, and Promoters
 2. Tenant Group (Modify the current resident group) - Long Term Renters Only Group
 - c. Facebook
 - d. Instagram
 1. New Maintenance Fee Proposal for Board and General Body Review:
 - a. Owners of Vacant land are required to pay maintenance fee of Rs.1 per sq.ft.
 - b. Owners with land + house in Aroma Garden will pay
 - i. Rs. 1.00 for land
 - ii. Rs. 2.00 for Built area
 - c. Calculation Method: total sq.ft of land plus total sq.ft of the house.
- Example: Total sq.ft of land = 3000
- sq.ft of the house built = 1500
- Total sq.ft = $3000 * 1 = \text{Rs. } 3000$ (Rs. 1 per sq.ft)
- $1500 * 2 = \text{Rs. } 3000$ (Rs. 2 per sq. ft)
- Total = Rs. 6000
2. Preparation Earth Day Walk-A-Thon - Ex Com Member - Urmila Ji
 - a. Registration online
 - b. Possible Sponsors (outside businesses) for T-Shirts
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- c. Saplings Donor
 - d. Route Map
 - e. Swimming Pool Readiness
 - f. Breakfast catering
3. General Body Members Forum (2 to 3 minutes per member to present their concerns/comments) Please wait for your turn and time.
- a. By-laws comments by Francis Xavier - Kumar to present on behalf of Mr. Xavier as he is attending a personal business at the time of this meeting.
 - b. Invite one family tenant (Non Plot Owner) to represent tenants to the association. Consider long term residing family Mr. Ponnarasu.
 - c. Street Dogs - Problem and Community friendly solutions
4. Questions and advice to Promoter:
- a. Does the DTCP approved layout include park areas?
 - b. Association needs a Key to the side gate on the west side of Aroma Garden
 - c. I heard there is a small place of worship/temple on the west side of the layout?
 - d. Association needs a copy of the DTCP approved layout
 - e. Anbarasan to provide Regularization Fee details to Association
 - f. Advisory board member Venugopal - We don't hear from him. Provide more details about him
 - g. Heavy vehicles cannot be parked or stored near the Gate Area