



Aroma Garden Property Owners Welfare Association, Auroville

Annual General Body Meeting Minutes			
Date	08/01/2023	Web URL	https://www.aromagarden.org/events/
Time	10 AM IST	Duration	3 Hours

Participants	
Participants	Anbu, Kumar, Bernard, Pranati Pai, Dinkar Pai, Urmila, Baskar, Lakshmi, Vasanth Kumar, Murali, Gaurav Dave, Amarnath, Kavinilavu, Thirugnanasambandam, Ramalingam, Ramesh, Alexandra, Keshav, Sudhakar, Dheep Sharma
Regrets	Manav

AGM Agenda
1. Discuss reports, pressing issues and get recommendations from Board Members.

ID	Tracks	Discussions & Actions
01	Receipts & Payments	<p>Treasurer published the income & expenditure, list of payers of maintenance fees till Dec 2022. Vouchers for expenditure with signatures of Manager, Treasurer and Secretary have been produced for acknowledgement from members and gained acceptance.</p> <p>Manager upkeeps the detailed ledger in the MS-EXCEL and will be available to show the members on prior appointments. Prioritization of Projects shall be done by members through online voting and Secretary shall facilitate the same. Once Association switches Bank Account to ICICI Bank, all the payments will be made through UPI.</p>
02	Maintenance Fees	<p>Association Manager Subash has been instructed to remind & do the follow-up with members who have not paid the maintenance fees yet.</p> <p>The association shall send reminder notice to building owners who have not paid last two years in a row. The list shall be displayed in the Bulletin Board.</p>
03	Road work Phase II	<p>For the incomplete roads in Phase II, members are fine with wet mix and run roller on the top of it. At present, the road conditions are very bad and Anbu told that he's not having enough funds to fulfil his commitment. Based on Road work Engineer's estimate for this work, members shall offer a LOAN against collateral from Anbu. Current market value of Collateral Plot shall be more than the value of the Road Work Quote. The work should be started within 3 months of the AGM.</p> <p>Mr. Dinker Pai from Phase II shall take the responsibility to coordinate with Anbu in this regard & communicate with all members as and when necessary.</p>
04	Blue Building	<p>After due understanding of threats from the owner of Blue Building to the Secretary of the Association, Members authorised association to initiate legal action against him:</p> <ul style="list-style-type: none"> ✓ Condemnation letter from Association citing reasons – Due 31st Jan ✓ Showcase Byelaws and AGM meeting resolution to move to court for stay – ASAP <p>Complaint Document from Secretary attached below:</p> <div style="text-align: center;">  <p>Sharad-BlueBuilding-incident.pdf</p> </div>
05	Easement Provision	<p>Association to send formal letter calling for Action to all plot owners who encroached easement provision of 5ft. The manager shall supervise the corrective actions as necessary.</p>

06	Common Areas	Members have requested Anbu to reopen swimming pool for the residents. Anbu agreed to lay down mat, lights and fans in the badminton court and provide entrance access to KaduvelisiddharJeeva Samadhi.
07	TNEB HD Lines	Association to thoroughly check with TNEB if the new HD line Transformer is for the good of all residents and give concurrence for replacement of old lines with prior notification to the owners & residents via whatsapp group.
08	Preferred Vendors	<p>Association introduced list of "Preferred Vendors" as mentioned in the attachment below.</p>  <p>PreferredVendors.pdf</p> <p>Members shall approach the association manager to get rough idea of rate/hour/day of the vendors. These vendors will be approved after 3 months of initial assessment and feedback from members.</p> <p>Rentals & Resales—Members are requested to advertise for rentals, resale of plots and buildings in Bulletin board. This will help avoiding greedy brokers & commission agents.</p>
09	Street Dogs	Adopted Street dogs to be collared for identification, vaccinated periodically and sterilized as necessary. Concerned owners shall ensure safety of the walkers & bikers in the roads. More actions to be determined with the help of BARK NGO.
10	Garbage Collection	Association shall remove the plastic trash bins permanently from street sides based on the results from Pilot Study. Nevertheless, garbage collection carried out every last Saturday shall proceed as usual.
11	Security Salary	Association paid salary to security on Nov & Dec 2022 since Anbu did not pay till 22 nd . Anbu as a promoter should pay Security Salary before 10 th of every month. Members insisted on his support and cooperation until the final handover.

Topics to discuss on the next meeting	<p>To discuss the progress and take decisions on open items:</p> <ul style="list-style-type: none"> • Maintenance fees received without name/plot no. • Security Gate Semi-Automatic upgrade proposal • Installation of Street Lights • Control growing population of Street Dogs
Next meeting schedule	19 th Feb 2023