



SSM Nagar Flat Owners Association

(Regn No: 168/2017)

Flat no 301, Block No. C2, SSM Nagar, Moppedu Road, Alapakkam

New Perungalathur, Chennai - 600 063.

Email: ssmnagarfoa@gmail.com;

Website: www.ssmnagarfoa.com

Ref. No.: AGM-MOM-01-2021

Date: 31-01-2021

2019-2020 SSM NAGAR FLAT OWNERS ASSOCIATIONS (SSMNFOA) **AGM-MINUTES OF THE MEETING HELD ON 31st JANUARY 2021**

The AGM of SSM Nagar Flat Owners Association was held on 31st January 2021 at Annai Theresa Park, SSM Nagar. Thiru. S. Siva Shankar-Vice President chaired the meeting. For want of quorum the meeting was adjourned for 30 minutes and started by 10.30 am as per the Societies Registration Act 1975 with prayer song.

Thiru. P. Kalaiamuthan-Secretary presented the annual report for the period 2019-2020 which was unanimously passed and accepted after brief discussion.

Thiru. R. Sathishkumar-Treasurer submitted the audited statement of accounts for the financial year 2019-2020 and the same is unanimously passed and accepted.

The AGM accepted the appointment of Thiru. M.Naveenkumar, Chartered Accountant for auditing the income & expenditure of association for the financial year 2020-2021.

When the bylaw amendments taken for considerations few members raised that the proposed amendments were not sent to them. The secretary explained that along with the agenda it was attached and emailed to all Members, At the same time many members confirmed they all received through email. Secretary asked apology if someone not received, for the missing. At the same time it was informed to all that the association steps and decision will be displayed through any one of the e-communication medium in future.

As members insisted about the New EC members on board, the outcome of MC is as per the bylaw section 11 (d) & 11 (b) the vacancy position is filled on that basis only which was explained by the vice President. All the newly filled EC members were called on to the dais and introduced to the AGM. The AGM endorsed their nominations till the new elected body as per the new amendments in the bylaw taken in charge. Then all the amendments proposed by the EC were unanimously passed and accepted. The AGM categorically declared that the association shall protect the welfare of the flat / shop owners only and not the welfare of builders.



VICE PRESIDENT
S. Sivasankar
Ph:9840146576

SECRETARY
P. Kalaiamuthan
Ph:9841214011

TREASURER
R. Sathish Kumar
Ph:9444414803



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The secretary briefed out the recent actions and steps taken by the EC starting from 2017 onwards to till Jan 2021, which was Meeting with Chengalpattu Collector and discussion with him on street light issue, rain water stagnation, Crossing of 150 bypass road, minibus to SSM Nagar, separate ration shop, polling booth inside our nagar for the coming election and so on.

The ill-treated behavior of the SSM Builder & Promoters activity was informed to collector who advised us to file a case in TNRERA. The height of 150 bypass road & Water Clogging was shown by pictures to him and explained it is highly risk and difficult for children to cross the road when school is reopened. He assured for the proper construction of the road.

In continuation association has filed a case in RERA against the builder, to complete the balance construction activities. The same was explained by the secretary to the members and it was unanimously accepted by the members on majority basis.

Follow up activities are taken by the team of EC member to expedite all. One of the major victories, the secretary declared is the streetlights issue. The builder without informing to the residents on 02-Dec-2020 handed over seven public roads inside the SSM Nagar to Panchayat which he has accepted to maintain during 14-Jun-2016. The office bearers and well-wisher of the SSM Nagar jointly worked out day and night, paid the amount on behalf of Panchayat Union to TNEB and restored the streetlights glowing from 27-01-2021. He extended thanks to one and all who are voluntarily involved in restoration of streetlight issues.

Then the vice president permitted for open discussion with a note that if all flat owners joined in the association it will strengthen our hands to get all the issues solved and requested everyone to work for the welfare of members. Many members and even non-members came forward and gave valuable suggestions on various issues met by them. All of them appreciated the recent activities of association and requested to inform then and there the decisions taken in EC meetings and the action which can create confidence among flat owners on association. The chair accepted and ensured that transparency will be maintained in future through some of the E-Communication medium.

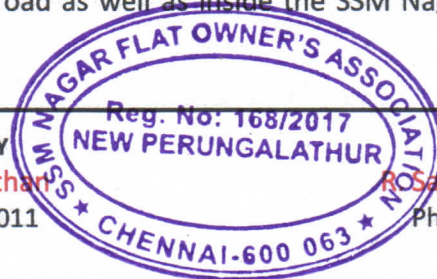
The following are few suggestions of the participants:

1. Separate E-Communication Medium (ex. Telegram group) to be formed to inform the association activities with posting power only to the Admin which is Secretary. No discussion allowed on that medium.
2. Painting of all speed breakers on the public road as well as inside the SSM Nagar to avoid accidents.

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3. Rubberized speed breakers on both sides of lifts/staircases in all blocks to control the speed of vehicles coming & going into the blocks to safe guard the children and elders.
4. Monitoring & Action to be taken on letting out of treated STP water on the public roads.
5. Extension of police patrol inside the SSM Nagar during nighttime.
6. Speed up the construction of 150 bypass road and requesting the deployment of traffic police during school timings to control and safe crossing of children.
7. Letter to L&T regarding the construction issues.
8. Avoid breaking coconut in front of Pillaiyar koil as no one has taken them and causing problems for elders & kids to walk.
9. Campaign on new membership.

The office bearers assured that all the above issues shall be given top priority and try to solve as early as possible with the cooperation of all members and officials.

The vice President thanked all the members who are attending and participated in the healthy discussions. Also extended thanks to various committee members who organized all the things nicely and thereby making AGM in grand success.

The AGM was attended by more than 180 members and few are newly joined.

Thank you one and all.

SSM Nagar
31.01.2021


(P. Kalaiamuthan)
Secretary



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