

Minutes of the 07th Annual General Meeting of SSM Nagar Flat Owners' Association held at R K Mahal, R K Nagar, Alapakkam, Chennai - 600 063 on 22nd September 2024 at 10.00 am

At 10.00 am, the meeting was called to order. The Secretary announced that the commencement of the proceedings of the AGM is extended by another 30 minutes to achieve quorum.

At 10.30 am, the meeting was called to order by the Secretary and members present, who were considered as quorum sufficient to conduct the meeting and the proceedings of the AGM commenced.

Members who could not attend in person were facilitated to watch the AGM by streaming it through YouTube and a link was made available to members through WhatsApp.

Tamil Thai Vazhthu was played, all members stood up and paid respects and proceedings commenced.

Mr Bhaskaran, the President welcomed the gathering.

Annual Report

The Secretary Mr. K. Saravanan appreciated the efforts of the founder members of the Association and read out the annual report. Then some members spoke on their specific concerns about the functioning of the Association.

Mr Sundarraj, a member spoke on the need to increase the membership of the SSM Nagar flat owners association. He said that the Flat owners who have let out the property and staying away are not showing any interest in the Association. Suggested that efforts should be made to bring those who are yet to become members under the SSM Nagar Flat Owners Association. He also highlighted the overflow of water from overhead tanks and the inaction of the SSM maintenance team (run by SSM Builders and Promoters) even after pointing out such overflow. Wastage of water should not be permitted at any cost.

The Secretary assured that the Association will make its best efforts to contact the owners who are not staying in SSM Nagar and increase the number of members of the Association.

Mr Srinivasa Kumar, a member spoke on the following matters.

- a. Suggested that the Association maintain positivity in all communications whether in writing, WhatsApp or any other form of communication.
- b. The office bearers shall visit all members block-wise periodically communicate, interact, and share with them the activities of the Association.
- c. There are a lot of smart children in SSM Nagar with a lot of talent and skills. The Association should make efforts to nurture their talent and demonstrate their skills.

The Secretary thanked the member and accepted the suggestions. Agreed to follow suggestions.

Mr Srinivasan, a member spoke and raised the following questions.

- a. There was no representative of the Association available in A15 to A19 blocks to communicate their thought to the office bearers of the Association.
- b. What are the plans of the Association to manage the maintenance of SSM Nagar if and when an opportunity to take over arises?
- c. Whether the leaders of the Association spoke to the leaders SSM Nagar Maintenance Society and line of communication was maintained.

The Secretary said there are Sector Secretaries for all Six Blocks and Association welcomes members to volunteer and act as block representatives. SSMNFOA has representatives in most of the Blocks except a few and the Block Reps and Sector Secretaries have to coordinate with the residents of the Block in order to address the problems faced by them.

The Association has already worked out the estimated income and expenses for a month to run the maintenance of the SSM Nagar, Also it is in talks with professional maintenance agencies which provide various facilities to other Big Apartment complexes.

The Office bearers of our SSMNFOA had two rounds of discussion with the Society members to take over maintenance but the conditions proposed by the SSMBP (which runs the SSM Maintenance) through the Maintenance Society were not acceptable to us as the proposal were not in the best interests of the Flat Owners.

The Secretary read out the Annual Report for the Year 2023-24 and sought the concurrence of the members.

Members agreed and applauded in concurrence. The Annual Report for the year 2023-24 was accepted, adopted by members and taken on record.

Financial Statements for the year ended 31st March 2024.

The Treasurer, Mr. Palani Kumar presented the audited financial statements for the year ended March 2024. Printed Financial statements are part of the Annual report and circulated to members. The Treasurer highlighted the key financial achievements of the year such as membership renewals, donations and sponsorships. The Treasurer informed that AGM expenses were met out of the advertisements and sponsorships. The Treasurer proposed to park idle funds of Rs.3 lakhs in a Fixed Deposit.

The Treasurer proposed to adopt the financial statements for the year ended 31st March 2024 and appoint M/s S V V and Associates, a firm of Chartered Accountants as the auditor of the Association for a further period of one year.

The members accepted and applauded signifying their concurrence.

The Financial Statements for the year ended 31st March 2024 were adopted and taken on record.

Litigation status

Mr Satish Kumar, a member read out and explained the various litigations pending before different judicial authorities and updated their status for the information and knowledge of all members.

Launch of E- Magazine.

An e-magazine was conceptualized and brought out by the Association for the first time containing thought-provoking and informative articles, drawings and paintings from the members' family and children. Photo graphs of key events and highlights of the initiatives by members for the welfare of the community were also added. The business community in and around SSM Nagar also contributed by placing their commercial advertisements in the e-magazine. The Secretary thanked all business units who placed advertisements in the magazine and those who edited the e-magazine to make it attractive and colourful. The Secretary launched the e-magazine for circulation.

Open Session:

Proposals received from the members for Resolution:

1. Subscription to My-Gate Application used by the most of Apartment complexes.
Proposed by: Mr Santhosh Kumar (C-3 ,107) and P Kalai Amuthan (C-1, 406)

Details of My-Gate application was explained. It was suggested that My-Gate application used by most apartment complexes facilitate accounting financial transactions, and communication between members and the Association and is cost-effective. Some of the members who used MyGate app in another apartments acknowledged the same.

Members agreed and accepted. It was resolved to subscribe to My-Gate application and use the same for the Association.

2. One day protest in front of Collectorate by taking all necessary permissions to expose SSM Builders and Promoters (who is running the Maintenance of the Nagar much to the dissatisfaction of most of the Residents) to the General Public, District and State Administration
Proposed by: Ms Sujatha N Block No B-12 Flat No 207

It was explained that SSM Builders and Promoters failed to honour RERA judgements and continue to exploit the Corpus Fund and Maintenance charges to disadvantage of flat owners. In order succeed in our objective it is necessary to expose the Builder to General Public, District and State Administration. It was proposed to conduct Dharna /Mass Protest in public places after complying with necessary legal formalities.

It was accepted and resolved to do the protest in Public do draw attention of the authorities.

3. Stop Paying Maintenance charges to SSM Builders and Promoters
Proposed by: Mr Padmanabhan Srinivasan (Block No C-6 Flat No 206)

SSM Builders and Promoters are carrying out Maintenance activity for the past six years. Maintenance charges collected and services done are not comparable and charges are on the higher side compared to the services offered. The Maintenance accounts were not

rendered for the past six years. The fund is fully enjoyed by the Builder. Mr Kalaiamuthan explained the past interaction with SSM Builders and Promoters on the above issues.

The Secretary and some members suggested it is a legal issue and the proposal should be examined thoroughly and expert legal advice obtained before proceeding further in this regard. It was requested to authorize the Executive Committee examine the pros and cons and take appropriate decision.

It was resolved to authorize the Executive Committee to take necessary legal opinion and take appropriate action in the interest of the Flat owners' Association.

For administrative reasons, it is resolved to update our Address as follows.
SSM Nagar Flat Owners Association, Flat No 301, C2 Block, Srimathi Sundaravalli Memorial Nagar, Nedungundram Village, Chennai 600063 in order to bring it under Tambaram SRO.

Some members expressed the Stray Dog menace in car parking and common areas and it was a threat /nightmare for the children to play.

It was suggested not to feed stray dogs. Several Flat owners in their respective blocks installed steel grill enclosure for garbage area to keep away stray dogs.

One of the member expressed and highlighted the last year experience of flooding car parking areas and entire SSM Nagar and wanted to know what are plans if such a situation arise in the current year also.

The Local panchayat had laid a stormwater canal to drain the water along the canal. If there is an extraordinary situation and we are taken by surprise nothing can be done instantly. We have to make appropriate flood mitigation efforts at the time only like using submersible pumps to drain out water from low lying area to the Strom water Highway drain canals.

There some members who are maintain membership with the Association and the rival SSM Nagar Maintenance Society. The Secretary appealed to such members, to decide and stand with anyone firmly which they consider good and serve their interests.

Secretary proposed the Vote of thanks to all who helped in conducting the AGM,

National Anthem was played members stood up and paid respects,

AGM concluded with a mini lunch arranged for Members
