

The First AGM of Palms 2 was held on 29th.FEBRUARY 2020 AT 10.30. a.m. at PALMS 2 COMPLEX.

Minutes of the first AGM

The following members attended the AGM.

- 1) David Morphey 703
- 2) Barbara Morphey 702
- 3) Andrea Burton 803
- 4) Nicholas Arnold 614
- 5) Caroline Davies 614
- 6) Ian Davis 603
- 7) K.H. Davies 603
- 8) Keith Griffiths P5
- 9) S. Griffiths P5
- 10) Jenny Fernandes 624
- 11) Paul Fountain 813
- 12) Lea Fountain 813
- 13) R.C. Taylor 01
- 14) Daniel Fernandez LS621
- 15) Graham Smith NG5
- 16) Lynn Smith NG 5
- 17) John Houghton 625
- 18) Ron Oilfield 611
- 19) P. Deshpande P4
- 20) Dominic Viegas Riviera

G.E.M.S. were given the responsibility to conduct the first AGM of Riviera Palms 2. by the Riviera Office.

The meeting was chaired by Augustine of GEMS. The meeting started at the scheduled time at 10.30. a.m.

AGM printouts consisting of the Agenda, Financial report for 2018/2019, Fixed deposits details, details of expenses from 01/04/2019 to 31/12/2020, Contribution list, Income tax returns for 2018/19 and 2019/20 and a list from Anand highlighting maintenance requirements were distributed to all members present.

Augustine welcomed the members and expressed his happiness that a large number of members were in attendance. He thanked them for the same.

Augustine gave an update of the site and discussed the financials with the members present.

Request was made by him to approve the last years accounts.

Members were of the view that these details were not provided earlier and members could not approve the same. The chair said that in future these documents be circulated at least three months in advance for members to study. The accounts were not approved and the general body will study and later decide on the same.

In response to the claim made by some members on sharing of accounts the chair informed the general body that it was not possible for Riviera to share huge volume of papers and conformed that Riviera is more than happy to share the accounts, if advance notice is provided by the members wanting to see the same in the Riviera office.

It was informed to the general body that the current cash bank balance stood at Rs6,02893/=. Fixed deposits were broken in two parts one for 50 Lakhs and one for 25 Lakhs totally amounting to 75 Lakhs.

All accounts details were attached with the AGM documents for the information of the general body. This also includes the outstanding as of date.

The following homeowners have not paid their dues as of the AGM date.

LF-3, MG-3, MG-5, MF-6, MS-1, O-3.

The chair requested members present to form a Managing Committee and welcomed members to nominate themselves.

No member came forward to nominate themselves.

Augustine informed the general body that Anand has provided a list of works to be completed . The list was attached to the AGM papers circulated by GEMS.

Major items include

- New pump for overhead tank
- Garden lights box connection

- Staff bathroom repairs
- Pool tiles
- Roof leakages at various places
- Routine painting touchup
- Parking lights
- Notice board
- Solar system maintenance
- Broken roof tiles replacement
- Potholes on parking bays
- Well cleaning
- Soil for garden
- Staff pay raise
- Tree trimming

Nonpayment of the association dues in the outstanding list, was an area of concern and it was important that all members pay their dues promptly. A request was made by the chair, to members who had not paid their dues, to pay immediately.

The chair informed the members that Dominic, who represented Riviera was present and if members needed any clarification they were free to ask questions.

Invoices to be raised in March and payments collected from members for the next year.

MOU was discussed and a motion passed that the MOU be adopted. All members present approved the same by show of hands and the MOU was adopted as the official document of the Association.

The MOU will be notarized and a copy handed over to Riviera.

Ownership issues of Palms 2 was discussed the chair stressed that the Association should have records of current owners, he also mentioned that there have been resale of properties and this list needs to be updated. He suggested that a copy of the sale agreement or deed be deposited with the Association. This will help only bonifide members to take part in the AGM and discuss issues. All members approved that sale deeds /agreements of sale be deposited with the Association. Soft copies may be sent to GEMS for records.

It was suggested by the chair that the Association insists that NOC be obtained from the Association if members wanted to sell their dwelling . This would help keep control on collection of dues if any from the seller.

Villa No. P5 Keith proposed that the site management be handed over to Gems and that Anand be relieved of his services.

There was an unanimous decision by all present and the motion was passed that GEMS will manage the site and Anand will be relieved of his services.

The chair informed the members that there were instances of staff being marked present when actually they were not on duty. Site staff were taken to other sites for work.

Gems will be sending monthly statements to the Committee on a regular basis.

Gems suggested that a date for next AGM be set well in advance so many members may attend the same. It was suggested by members that the next AGM be held towards the end of January or early February.

Since there were no other points the meeting ended with the chair thanking the ad-hoc committee and all the members who attended the meeting.