



# SSM NAGAR MAINTENANCE SOCIETY (SSMNMS)

(Registered under Tamilnadu Society Act. Reg. No. SRG/Chennai South /305/2022)

SSM Nagar, Alapakkam, New Perungalathur, Chennai - 600 063.

Mobile: +91 93848 55893 / E-mail: [admin@ssmnagarmaintenancesociety.in](mailto:admin@ssmnagarmaintenancesociety.in)

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**Date: - 04-11-2024**

## **Dear Society Members,**

We are pleased to share the “Minutes” from the Annual General Meeting 2024 (AGM) of the SSM Nagar Maintenance Society, which took place on November 3, 2024.

### **Welcome note, Agenda setting**

- The AGM began with all members reciting the “**Tamil Thai Vazhthu**”
- The meeting was called to order at 10:00 AM. The Secretary, Mr. Arunkumar Dhamodharan announced that the start of the AGM proceedings would be delayed by an additional 30 minutes to reach a quorum.
- Discussion took place among the members present regarding the agenda that was shared via Society WhatsApp group, WhatsApp Channel, Society Website and FB on October 11, 2024.

### **Audit Reports (2023-24)**

- Copies of the Agenda and the Audit Report for **2023-24** were distributed to the attending all members and the Secretary expressed gratitude to Mr. Sivaraman, Executive Committee Member for his efforts in this matter.
- IT filing needs to be completed soon

### **Gratitude**

- The Secretary expressed gratitude to the Donors who supported the betterment of the society's development activities and also read out the entire Contribution list

### **Vacant positions – SSMNMS Office Bearers**

- The Secretary informed the members about the recent resignations of the office bearers: President, Vice-President, Treasurer, and one Executive Committee Member, declaring these positions vacant.
- The Secretary emphasized that the former office bearers have stepped down only from their respective roles but remain members of the Society. Mr. Sivaraman, Executive Committee member briefly outlined the reasons for their resignations. All resignations were accepted after a thorough internal discussion with the remaining office bearers, and the relieving letters with gratitude note were sent to them.



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- The Secretary noted that he received emails from several members expressing their interest in filling the vacant positions on the working committee and responded to them that it will be discussed during the Annual General Meeting.
- Interest in the Vice-President and Treasurer positions were discussed during the AGM and the Secretary will make a formal announcement soon based on the recommendations.
- As there were no volunteers for the President role, the Secretary will manage the team in his capacity until his term concludes.
- An explanation was provided to the members regarding the selection process for Executive Committee Members in each block and the significance of these roles in advancing the Society's goals.
- Members who expressed interest in joining the "Working committee" from their respective blocks were recorded and the Secretary will make a formal announcement soon based on the recommendations.
- The Secretary also announced that the process for changing the Society's address has been completed, updating it from Block B11 to Block B9 in the records of Tamil Nadu Society Registrar office.
- Secretary informed that all the member details of the SSMNMS to be officially updated in Tamil Nadu website society according to the process insisted by Tamil Registrar office. Members are requested to share the Aadhaar card details to the Society email with relevant information for this purpose only. {Block and Flat no details} This process is being planned to complete by end of June 2025 in a phased manner.
- Three new members enrolled today

## **Updates on SSM Nagar Maintenance:**

- The security implementation is currently in the pilot phase in Sector 1, with plans to extend to other sectors with cooperation from all the residents.
- The functioning of the STP is now under better control, and incidents of overflow in the open spaces have been significantly reduced.
- Exterior painting work has been going on and still is in progress for few blocks and expected to be completed soon.



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## **Maintenance take-over:**

- The Secretary explained the discussions held with the builder involving previous office bearers and Executive Committee Members.
- After our request, the builder proposed and shared a draft MoU. No further concrete talks have taken place, leaving the proposal in "HOLD" status.
- Many participating members enquired about the society's position on signing the MoU. The Secretary clarified that the sign-off will not happen without thorough discussions with the builder and consensus among the Executive Committee and working committee members.
- At this point, the Secretary and Executive Committee Members emphasized the importance of filling Executive Committee and working committee positions to ensure a comprehensive understanding of the MoU.
- Additionally, the Secretary addressed the list of maintenance defaulters by block and highlighted the saying, Our Cooperation fuels our community's growth.
- Secretary requested the members to follow the Official WhatsApp channels of Society and the SSM Maintenance to get to know the instant / important updates

## **Accomplishments of the Society**

The Society team requested for the implementation of various activities to SSM Maintenance and below are the outcomes of the same:

### **Achievements**

- Sector-1 lighting has been successfully completed
- The automatic functioning of common lights and lifts during power outages has also been implemented, and we have seen a reduction in lift issues across the blocks recently.
- Steps have been taken to address the dog menace by submitting petitions to the Tambaram Mayor and SSM Maintenance.
- The builder has published a list of maintenance defaulters on the portal for wider visibility resulting in a noticeable reduction in outstanding dues. This reduction has allowed the builder to begin further development works.
- Resumed the operation of street lights in the open space between A15, B10 and B11.
- Pedestrian steps have been constructed between Com3 and the 150-foot road, providing significant benefits for schoolchildren, especially during the rainy season.



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- Most importantly, the maintenance team has launched a WhatsApp channel to provide residents with regular updates on activities such as over-tank cleaning, power shutdowns, and exterior painting notifications...etc

## **To be achieved:**

- Installation of CCTV cameras in all blocks
- Automatic water measurement system to prevent overflow; the system is in place but requires maintenance
- Waiver of GST from maintenance charges
- Recovery of OSR areas

## **Vote of Thanks and Conclusion:**

- Mr. Sivaraman, Executive Committee Member delivered the vote of thanks to all the members present and those who contributed to the successful conduct of the AGM 2024.
- The **National Anthem** was played, and members stood to show their respect.
- The Annual General Meeting concluded at 12:30 PM with light refreshments arranged for the Society members.

\* \*\*\*\*\* **Thank you** \*\*\*\*\* \*

**Regards,**

D.Arunkumar

Secretary, SSM Nagar Maintenance Society