



**MINUTES OF THE SPECIAL GENERAL MEETING HELD ON FRIDAY THE 27TH  
OF SEPTEMBER 2024 AT 4.00 PM AT THE KGA CLUBHOUSE**



**KARNATAKA GOLF ASSOCIATION  
No.1, Golf Avenue, Kodihalli, Bangalore – 560008**

**MINUTES OF THE SPECIAL GENERAL MEETING HELD ON FRIDAY THE  
27<sup>TH</sup> OF SEPTEMBER 2024 AT 4.00 PM AT THE CLUBHOUSE.**

At 4:00 PM, the President extended a warm welcome to the Members present and informed them that, according to Rule No. 19.2, the required quorum to begin the meeting is 150 members. However, with only 86 members present, the meeting was adjourned for 30 minutes. It was noted that a quorum will not be required for the adjourned meeting. Nonetheless, I would like to highlight Rule No. 19, specifically Rule No. 19.2.2, which states that if the Special General Meeting (SGM) is convened for the purpose of making amendments to the Rules or approving capital projects, a minimum quorum of 100 members must be physically present, even at the adjourned meeting. The meeting will reconvene at 4:30 PM after a brief break. The President thanked the Members for arriving promptly and expressed gratitude for their continued support.

The Attendance at the SGM was **123** as per the list enclosed in **Annexure 'A'**.

The adjourned meeting was reconvened at 4.30 pm.

The President said, Good afternoon, Ladies and Gentlemen. Once again, on behalf of the Managing Committee, I extend a warm welcome to all of you and thank you for taking the time to attend this Special General Meeting. Today, we will be discussing the proposed Resolutions put forward by the Managing Committee.

I request the Hon. Secretary to read the Notice of the Meeting.

**Agenda No. 1**

The Hon. Secretary said, Good evening, everyone, and thank you all for being here. He then read out the Notice of the Meeting."

Notice is hereby given under Rule 19.7 of the Karnataka Golf Association read with section 11(3) of Karnataka Societies Registration Act 1960 of a **SPECIAL GENERAL MEETING** of the Members of Karnataka Golf Association to be held at the KGA Clubhouse on **Friday, 27<sup>th</sup> September 2024** at **04.00 PM** to transact the following business.

**1. To read the Notice of the Meeting.**

**2. To consider and if approved, pass the following Resolutions proposed by the Managing Committee, with or without amendments:**

**A. Capital Expenditure**

**1) Club House:**

- a) Construction of Caddie's Toilets near the Main Security Room.
- b) Construction of a segregated Vegetarian Kitchen and Barbecue Kitchen and extension of Claret Jug Bar.
- c) Procurement of Gym Equipment.
- d) Remodel and Upgradation of the Upper Deck Bar.
- e) Construction of a Steel Bridge to access the New Parking Area & Upgradation of the Parking Area.

**2) Course:**

- a) Installation of Additional Poles & Lights for Hole Nos.3, 4, 11, 12 and 13.
- b) Procurement of Course Equipment.

**3) Driving Range :**

- a) Procurement of Buggy with Trolleys.
- b) Procurement of Ball Washing Machine.
- c) Procurement of Range Ball Dispenser.

**4) Information Technology:**

- a) Digital KGA

**B. To consider the Members' Resolutions, if any, under Rule No.19.7.9**

**C. Any other Resolutions.**

**By Order of the Managing Committee,**

**Sd/-**

**Col C. P. Nanjappa (Retd)  
Hon. Secretary**

**Date: 03.09.2024**

**Place: Bangalore**

**Appointment of Chief Teller:**

The President announced that the Managing Committee has proposed Mr. Prasan Bhat, Membership No.INDB143 as Chief Teller for the conduct of this SGM and sought the approval of the General Body for his appointment, along with the appointment of other Tellers.

The President read out the names of other Tellers:

1. MR. UDAY SHANKAR. P. INDU059
2. MR. H.B. RAJU GOWDA INDH106

3. MR. BALASUBRAMANIAN SUBRAMANIAN P. INDB289
4. MR. VIKAS GUPTA INDG094
5. GP. CAPT. T.M. KISHAN INDM503

The appointment of the Chief Teller and Tellers as proposed was then approved by the members present unanimously.

**Proposed by: Mr. V. Venkat Subramaniam, INDV089**

**Seconded by: Mr. S. Shanmugam, INDS002**

### **President's Speech**

Dear Esteemed Members,

It is my honour to address you at this year's Special General Meeting. Our committee remains fully committed to the best interests of both the members and our institution. As we look back on our progress and ahead to future initiatives, I would like to share key highlights of our journey so far.

**This term, we have placed significant emphasis on financial prudence.** Following the timeless principle, "Save before you spend," we have successfully allocated Rs.2 crores into Fixed Deposits from the subscriptions collected. Rest assured, we will continue this disciplined approach wherever possible, ensuring that we maintain fiscal responsibility for the long-term health of the club.

### **Improvements for Members**

Over the past months, we have rolled out several initiatives to enhance member experience:

1. **Buggies for Seniors** – We have made buggies more accessible, ensuring comfort for our senior members.
2. **Reduced Age for Monday Play** – The age limit has been lowered to 70 years for our Monday games, allowing more senior members to enjoy the course.
3. **Aqua Aerobics for Ladies** – We have listened to our lady members and improved the facilities for the Aqua Aerobics, catering to their requests.
4. **Vendor Control** – We have taken steps to ensure better vendor management, resulting in smoother operations and improved service quality.

### **Golf Course and Tournaments**

Our golf course remains in prime condition, and we are dedicated to keeping it that way. The Course team is following a strict schedule to ensure the course is at its best throughout the year.

Regarding tournaments, we have planned fewer Tournaments this Committee year and have lowered the entry fee, resulting in increased member participation. This balance ensures more of our members can enjoy the game without added financial burden.

## **Entertainment and Food & Beverages**

Our entertainment programs have seen a fantastic start, receiving a great response from members. We aim to continue hosting events that foster camaraderie and fun within the club.

Our Food and Beverage service is operating at its finest. The packed weekends for both afternoon and evening meal times clearly show how much members are enjoying our offerings, which remain at high standards.

## **Junior Golf Development**

We are proud to highlight our commitment to Junior Golf Development, a key area of focus. We are dedicated to nurturing the next generation of champions by providing proper coaching, equipment, and other necessary support. Our goal is to help them reach their full potential and represent our club with distinction.

## **Clubhouse and Infrastructure Projects**

On the infrastructure front, the Clubhouse is in excellent shape. The swimming pool bathrooms have been upgraded and are now up to standard, providing members with a more pleasant experience.

Projects initiated by the previous committee are also progressing well. The buggy path is completed, though a few corrections are required before final payments are made. Additionally, we have circulated a buggy path policy to ensure proper and safe usage.

**Clubhouse Upgradation Committee:** The Clubhouse Upgradation Committee, comprising Mr. Dinesh Reddy, Mr. M.S Siddaraj, Dr. Amar Kumar Pandey (IPS), Mr. N. Sivasailam (IAS), is diligently working to expedite the project. They have initiated the process of empanelling Architects, and once they receive input on our members' requirements, they will present design proposals for member approval.

**New Golf Course Committee:** The New Golf Course Committee comprising of Mr. B.N.S Reddy, Mr. Nandan Heblikar and Mr. M.S Siddaraj along with some members of the Managing Committee, recently visited Zion Golf Course and KGF Gymkhana Golf Course. They are also in discussions with landowners in and around Bengaluru and will be presenting a comprehensive proposal shortly.

**Equitable Golf Committee:** The Equitable Golf Committee comprising of Mr. C.P. Rangachar, Mr. Ramachandra Vellore and Mr. K Raghunandan are currently assessing the app and gathering data. They will share their findings with the members at the next available opportunity.

**Charitable Institution :** The Committee, including members Mr. Vikas Gupta, Mr. Mark D'Souza and Mr. Vinay Mruthyunjaya are working earnestly to ensure that we fully comply with all statutory requirements.

## **Conclusion**

This Managing Committee is resolute in its determination to complete all projects within the terms and within the budget approved by members. We are committed to transparency, accountability, and delivering results that benefit every member of this institution.

I would like to extend our heartfelt gratitude to the Government nominees for their invaluable support, particularly to the Secretary of Tourism Mrs. Salma K Fahim, IAS, Managing Director KSTDC Dr. K V Rajendra, IAS, Mr. Umesh Kumar, IPS, ADGP, and other Government nominees. Our special thanks to Chief Commissioner BBMP Mr. Tushar Girinath.

Even though this is not a part of the agenda and **NOT** for discussion I would like to share with our Members the unaudited financial report for April to August 2024 and the amounts up to the end of August kept in Fixed Deposits and Investments in Mutual Funds for your information.

Unaudited financial report April to August 2024

Current Report on Charitable Activities Fixed Deposits

Mutual fund investments

Thank you for your ongoing support and trust. Together, we are building a stronger, more vibrant institution, and I look forward to what we will achieve in the coming year.

Thank you.

### **Agenda Point No. (2)**

**President** said he would like to take up Agenda Point No. (2) for discussion, requesting members to be brief and confine to their topics, to consider and if approved, pass the Resolutions proposed by the Managing Committee, with or without amendments:

**To consider and if approved, pass the following Resolutions proposed by the Managing Committee, with or without amendments:**

#### **A. Capital Expenditure**

**President** said with your permission I would first like to take up the Course which is the most important area.

#### **1) COURSE:**

#### **b) Procurement of Course Equipment:-**

#### **Resolution No. 2**

#### **b.1 - PROCUREMENT OF HAND GREENS MOWERS – 2 NOS.**

**RESOLVED** that the Managing Committee be and is hereby authorized to procure 2 Nos. Hand Greens Mowers at an estimated cost of Rs.25,00,000 (Twenty-five Lakhs Only) plus GST.

### **Explanatory Note:**

We currently operate 4 Flex 2120 mowers, each responsible for mowing 5 greens daily, covering a total of 20 greens, including putting greens. With no backup machines available, any breakdown would significantly disrupt our maintenance schedule. As our existing mowers, purchased in 2019, approach 5 years of use, it is important to procure 2 additional Greens Mowers. These new units will serve two essential purposes: providing rotational support to ensure timely completion of greens mowing and acting as a backup in case of equipment failure.

This will help maintain the high quality of our turf and ensure uninterrupted operations. This equipment will allow our grounds team to maintain the greens with greater accuracy, ensuring a consistent playing surface across the course.

- Enhanced Turf Quality
- Improved Playability
- Operational Efficiency

**President** said the details of the explanatory note have been shared with all the members. However, we like to explain that by having these green mowers we have considerable work to be done as we are doing only five Greens daily and we have a total of 20 greens. Requesting this will help in maintaining the high quality of our turf and ensuring uninterrupted operations. This equipment will allow us ground team to maintain the with greater accuracy.

A display of the hand-green mower is shown for your information.

I request approval from the members for the procurement of two numbers of Green Mowers at an estimated cost of **Rs.25 lakhs plus GST**. Can we have a member propose it, please?

**Resolution No.2 (b1) was approved and passed by the members unanimously.**

**Proposed by - Mr. BNS Reddy, INDR108**

**Seconded by - Mr. Sandeep Madhavan. R, INDS383**

### **Resolution No. 3**

#### **b.2 - PROCUREMENT OF FAIRWAY MOWER –**

The **President** continued, Sir, may I request permission to first go through the Course and address all three machines together? Would you prefer to review the entire Agenda, or should we proceed with the Course? I believe this will save time. My intention is to respect your time, Sir, which is why I suggest prioritizing the approval of the most critical equipment.

**RESOLVED that the Managing Committee be and is hereby authorized to procure Fairway Mower at an estimated cost of Rs. 80,00,000 /- (Eighty Lakhs Only) plus GST.**

### **Explanatory Note:**

We propose replacing our existing Fairway Mower, the John Deere 8700 PC, purchased in 2012, with the new RM 5610 machine. After 12 years of extensive use, the John Deere 8700 PC has become increasingly unreliable, leaving us without a backup during critical maintenance periods. Given the need for regular bi-annual renovations, a more efficient and dependable machine is essential to achieving high-quality results.

The Fairway Mower is the ideal choice to meet these demands. Its advanced efficiency and reliability will significantly enhance our course maintenance capabilities and ensure the consistent upkeep of our fairways.

The Fairway Mower is renowned for its superior cutting precision and durability, designed specifically for maintaining large areas with consistent and high-quality results.

Anyone with any opinion?

**Mr. Nandan Heblikar, INDH019** – Ladies and gentlemen, good evening. The Managing Committee has proposed replacing the current mower with another one, stating that it was purchased in 2012. Now, in 2024, I must mention that I haven't seen this green mower on the Course in the last five to seven years. Given this, I fail to see the urgency in replacing it at this time. My suggestion is that we are managing well with the two machines we currently have. Mr. President, could you clarify when the present 5610 mower was purchased? I was informed it was bought in 2019.

President said yes.

**Mr. Nandan Heblikar** said, A machine that costs Rs. 70 lakhs would not have reached the end of its useful life by 2024. Therefore, my suggestion is to defer the purchase of this machine for some time, as there is no immediate necessity for such a purchase. As you have often mentioned, Mr. President, you prefer to be prudent with expenditures. I respectfully request, and I hope the General Body will concur, that there is no pressing need for this purchase. The two machines currently in use are relatively new, and I believe they can continue to serve effectively for at least another couple of years. Thank you.

**Mr. K. Chandraprakash, INDC007**, said, continuing what Mr. Nandan Heblikar mentioned, I believe we should focus on strengthening our workshop and stores. Let us hire qualified staff, assign them to the task, and ensure that the machines are properly maintained. With proper upkeep, these machines should last for 15 years or more, depending on our maintenance efforts. Thank you."

**The President** then asked, Is there any other member who would like to discuss this? And responded...I would like to highlight that we are already conducting extensive maintenance of the Course. Currently, with just two machines, one of which is already down, having an additional machine as a standby is critical to maintaining the Course to the required standards. Therefore, I request the General Body to kindly approve the purchase of the Green Mower."

**The President** asked, "Can I have a proposer, or shall we put it to a vote? How many members are in favor of purchasing the Green Mower? Teller, can you please count?"



**President** asked how many are 'against'. Only one, two. So the overall majority is for procuring the machines. Can we have a proposer and a Secunder, please?

**Mr. V. Venkat Subramaniam, INDV089** – Chairman sir, while you mentioned that there are currently two Fairway Mowers, and one is down for repairs, I would like to ask: Given that the General Body has, by majority, approved the purchase of a new Green Mower, would it be possible to repair the other Green Mower and keep it as a standby? Or you intend to have it traded in as part of the replacement cost? Could you please clarify your plans?

**The President** said, At this moment, we are considering it as a replacement because the cost of maintaining this machine, purchased in 2012, is becoming increasingly expensive. Therefore, replacing it with a more efficient machine has become critical, sir.

**Mr. V. Venkat Subramaniam** said okay, thank you.

**President** said thank you, sir.

**President** said the Resolution to approve the purchase of the Fairway Mowers has been overwhelmingly supported by the majority members.

**Resolution No. 3 (b)2 was approved and unanimously approved by the members.**

**Proposed by: Mr. Harish Kumar Shetty, INDS234**

**Seconded by: Mr. Vivek Nagarkatti, INDN127**

## **Resolution No. 4**

### **b. 3 - PROCUREMENT OF TURF TIDY MACHINE –**

**RESOLVED that the Managing Committee be and is hereby authorized to procure TURF TIDY Machine at an estimated cost of Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only) plus GST.**

#### **Explanatory Note:**

To address the insufficiency of our existing Leaves Collecting Machine Model 1310, purchased in 2019 and now nearly 5 years old, we propose supplementing it with the Turf Tidy machine. The current machine struggles to meet our standard maintenance requirements, making it difficult to efficiently manage our turf with only one unit.

Acquiring a second Turf Tidy Machine will enable us to enhance our maintenance capabilities, improve efficiency and productivity, and ensure consistent quality in leaf collection. By using one machine per side, we will be able to maintain our turf to the highest standards and meet our growing demands.

- Efficient Debris Collection.
- Versatility in Maintenance.
- Enhanced Course Appearance

**The President** said, We acknowledge the mistake of mentioning the brand name and regret the error. The correct term is 'Leaf Picking Machine,' not 'Turf Tidy.' Please read it as a Leaf Picking Machine. This machine is primarily used for collecting leaves and debris around the Course. Currently, we only have one machine, which is of smaller capacity and is five years old. It must cover the entire Course and return to the dump yard, which is becoming increasingly challenging in terms of maintaining hygiene and meeting the required standards for the Course. Therefore, we request approval for a second machine with a larger capacity to enhance efficiency, productivity, and ensure consistent quality in leaf collection. With the addition of this machine, we will be able to maintain the turf to the highest standard and meet the growing demands of the Course."

I request honourable members to approve the purchase of this Leaf Picking Machine at a cost of Rs.25 lakhs only plus GST. I request a proposer and a Secunder.

Put to Vote, Is anyone 'against' the proposal?

**Resolution No. 4, b-3 was approved and passed by an overwhelming majority of the General Body for procurement of a Turf Tidy Machine at an amount of Rs.25 lakhs (Rupees twenty-five lakhs only) plus GST.**

**Proposed by: Mr. M. S Siddaraj, INDS045**

**Seconded by: Mr. V Venkat Subramaniam, INDV089**

## **Resolution No. 1**

### **a) INSTALLATION OF ADDITIONAL POLES & LIGHTS FOR HOLE NOS. 3 & 4, AND 11 TO 13**

**RESOLVED that the Managing Committee be and hereby authorized to undertake the Installation of additional poles & lights for Hole Nos. 3 & 4 and 11 to 13 at an estimated cost of Rs.2,56,00,000/- (Rupees Two Crores Fifty-Six Lakhs Only) plus GST.**

#### **Explanatory Note:**

It was proposed to install course lights, for which we have permission from HAL ATS for the lighting of the full course with existing lights and additional light poles cabling and LED lights.

The current lighting on the course covers Hole Nos.1, 2, 9, 10 and 18. Originally, light poles were installed for the full course, but due to the HAL not granting permission for their use, some of the poles were moved to the Driving Range for use during early morning and late evening practices.

We are now under pressure to increase time slots to accommodate more members playing golf. In this context, we have approached the HAL authorities, and since it is now a non-commercial airport, they have kindly permitted us to install the lights.

We propose the following lighting options:

1. **Lighting of Holes 3 & 4 and 11 to 13** - costing Rs.2.56 crores.
2. **Lighting of Holes 3 & 4 and 11 to 18** - costing Rs.4.30 crores.
3. **Lighting of the whole course of 18 holes** with the new design as per International norms - costing Rs.9.60 crores.

Considering the finances, we propose to undertake Option No.1, which will allow 12 slots of golfers to play from both the 1st and 10th Tees starting at 4:30 am. This will enable 48 players to utilize an additional 1,440 golfers to play per month. If the full 18-hole lighting is installed, there will be an additional 20 slots or 80 golfers available for night play.

Marshals, Caddies, and other amenities will be provided. The maintenance schedule for the course will be planned with the additional machinery proposed for sanction.

The cost of lights, manpower, etc., is being worked out and will be subject to whichever proposal is approved.

**President** said yes, we have the permission. The letter from HAL was displayed on the screen which says you may proceed with the installation of lights maintaining the above. So they have been very kind in telling us that we can install all the lights, all over the Course. Can we have any member's opinions if you have any?

**Mr. M S Siddaraj** said Mr. President and fellow members, I think this project was taken up almost about 15 years ago and we couldn't implement that because of the objections which were raised by the Airport Authorities because we had a Commercial Airport on this line. Now that the commercial airport has been shifted elsewhere, now the HAL should not have any objection. I think they already have given the permission in writing.

**President** said yes, in writing.

**Mr. M.S. Siddaraj** said just I have two more questions. Have you already started the work on this? Have you already shortlisted a vendor who is doing this? Or you are in the process of doing this?

**President** said yes, we have shortlisted the Vendors. We have got an approximate cost of Rs.2.50 crores for the first option. We have a second option which is the lighting of holes 3, 4, and the back end of 10 to 18 costing Rs.4.30 crores, and a third option of lighting the whole Course of 18 holes with the new design as per International norms - costing Rs.9.60 crores.

**Mr. M.S. Siddaraj** said I have read that. Is it the same Vendor who did the Course earlier or he is a different person?

**President** said yes, one of them is the same vendor who has done the course. He has the design of the whole Course with the lighting. And now we are insisting on putting new LED lights which are very cost-effective and brighter.

**Mr. M.S. Siddaraj** said hope you are using only the LED lights which are more cost-effective and the power consumption also is less. And the last point is once you have this, your power bill and the maintenance will go up. Do you have any plans of charging the playing members or do you want to absorb that cost also?

**The President** said No, sir. Early-morning golfers will not be charged any additional cost, but the golfers who play at night will be charged an extra fee. We will implement this accordingly.

**Mr. M.S. Siddaraj** said okay. Anyway, thanks for taking it because this is one of the subjects which I raised in the last General Body Meeting requesting the Committee to take up this project. You have taken it up. Thank you very much.

**President** said thank you Mr. Siddaraj. Does any other member want to discuss this?

**Mr. Abhijit Singh, INDS347** – He said though you have the approval from HAL airport Authorities, I would still urge you to take approval from the Airport Authority of India because the Government may change its mind about using HAL for commercial flights tomorrow, which means the Capital expenditure which you have incurred this year will be moved because the Government is changed. So I request you get the Airport Authority of India's approval because they are the overall body for any airport whether it is civilian or semi-private which is HAL. Getting that approval would be a better thing before you undertake a capital expenditure of the nature that you plan to. Sir, just a suggestion, because tomorrow it should not be that you spend all this money and you cannot use the Course lights again like we have had in the past.

**President** said no sir, so far when we discussed this with the HAL authorities and the DGCA we were told that the Airport Authority ATS is the Final Authority to give us permission for this. That is why went to the HAL Authority ATS to get their permission.

**Mr. Abhijit Singh** said all am saying is, sir, take it from the Airport Authority of India because tomorrow if they say that the congestion in Bangalore Airport is too much, they will make this a Regional Airline Airport which means there will be aircraft through the day and the night, which means light golf will not be allowed. All I am saying is get an opinion or at least ask the Airport Authority to give you an NOC for the time being before you spend money because tomorrow since you are saying you need to be prudent in physical matters getting an extra additional approval from the Airport Authority of India saves you also the headache of later on someone raising objection that you spent money unnecessarily because airport authority has now not allowed you to use that facility.

**President** said fine, sir. We will consider your suggestion and if it is required, we will do it.

**Mr. Abhijit Singh** said thank you, sir.

**Mr. Sunil Kumar. N, INDK211** – He said now that we are talking on the subject regarding the lighting of holes 3, 4, and 11 to 13 at Rs.2.56 crores, my suggestion is to look at it a little more comprehensively and take a call, one final shot; whether we do nine holes or piece-meal or a full 18 holes once and for all and then come back to the SGM sir, because what happens is then if we just now just do 3,4 and 11 to 13, and then we find a necessity that we could extend it later on. And every time you need to keep coming back to the SGM, I suggest that you go ahead with one shot for 18 holes if it is practical and if it is possible.

**President** said we will request a Vote on this. If the SGM gives us the approval for the whole Course we will take it up. Requesting all members to kindly vote - for the whole Course will be

Rs.9.6 crores. So are we agreeable to take up the whole course? Let Mr. Raghavan give his comments.

**Cdr. M.V. Raghavan, INDR180** - He said Mr. President all I want to submit is Rs.9.6 crores is a lot of money. I don't think, you know it can be done emotionally in this SGM when the proposal is for Rs.2.56 crores. Secondly, I think the viability of running an 18-hole fully lit Course needs to be examined, and some sort of a study has to be done on whether it is a sort of cost-effective. There is a return on investment and there are adequate people to take this on. There is no point in having all these lights if you find hardly any people playing at night. And I don't think this is a city where people can come at night and play golf, 18 holes. Please have a look at it, I don't think it is a decision that can be made in a rush just because we have a majority. Thank you.

**President** said sir yes please Mr. Sanjay Nadgouda.

**Mr. Sanjay V. Nadgouda, INDN055** – He said Mr. President regarding the whole Course lighting I am referring to the three choices you have given. I just would like to reconfirm that when you say international standard it is going to be better than what we have currently as these holes are lit.

**President** said yes.

**Mr. Sanjay V. Nadgouda** said, If, as our senior colleague suggested, we are going to invest this amount of money and truly aim to extend play until 9:00 or 10:00 p.m., the lighting needs to be improved. It should be of a quality that enhances the fairways and overall course, providing us with the same experience as international standards. That is my only request."

**President** said that is guaranteed because with today's technology and we have many people who have the equipment to measure every fairway, that is totally compelled. But regarding the full Course, as I said we were very prudent in offering only the 3<sup>rd</sup>, 4<sup>th</sup>, and 11<sup>th</sup> to 13<sup>th</sup> holes because we wanted to actually examine the feasible of this; allow golfers to come play early morning, as well as have the back nine done if at all. So then that will be a finishing hole so people can play, come at 3.30 or 4:00 and have an 18-hole golf round.

**Mr. BNS REDDY, INDR108** – He said I have one point to make here, I fully endorse the view of Raghavan. (i) We have not worked out anything in this regarding, the money that we have to spend, what will be the return. The economic part of it we have not taken care of. (ii) Per chance you make a Course of 18 holes with nine green lights all over, if eight people play or if four people come and play, will you manage to pay the bills? They won't pay. They will pay, okay Rs.1,000/- a round. But more than that you will be spending thousands of rupees on full electricity for eight hours. You have to work on that and then come back with a proposal for this. And you have to ask people also who are willing to play in the evening because we don't know the number; in Bangalore and the mosquito part you have forgotten. Think of all these things before lighting up the whole thing at an enormous expenditure. Thank you.

**The President** said, Sir, we have taken into consideration both the front nine and the back nine holes. The plan is designed to allow players to come early enough to complete the first nine holes. For the back nine, if we fully implement it, players will be able to complete all 18 holes. We have worked this out and have the cost details, which show that it is quite economical to operate.

However, we have not conducted a full study for the entire Course, and I must be frank about that. This is why we are being cautious and starting with the first five holes. After that, we will proceed with the full back nine. If it proves to be practical, we will seek the approval of all members to move forward with the entire Course.

**Mr. BNS Reddy** said, In the evening, as more people will be playing, many will likely finish their game by 7:00 p.m. What I was asking you is this: Initially, you may have around 50 golfers, but over time, the number will likely dwindle, and it will become very difficult to maintain. Please keep this in mind and plan accordingly.

**President** said sir we are still having tremendous pressure on the timesheet, and I think there are people who come to play even at 6:00 o'clock and finish just 2-3 holes. So with this proposal, we will have at least 60 to 80 golfers coming every day to play, which helps a lot in our timesheet management.

**Mr. Nandan Heblikar, INDH019** –Mr. President, I think what you can do is your lighting of holes 3, 4, 11 to 18, that is Option No.2 is very sensible - (i) for the reason that when you are lighting the back nine, the front nine can go under maintenance, otherwise it becomes very difficult to maintain the Course as well. So i.e. 3, 4, and 11 to 18. What happens to 1 and 2?

**President** said ! and 2 Holes already have lights.

**Mr. Nandan Heblikar** said I mean, it is not to international standards like what my friend Sanjay mentioned.

**President** said we can improve on that once we get into operation.

**Mr. Nandan Heblikar** said that is also taken into consideration in the costing.

**President** said yes.

**Mr. Nandan Heblikar** said so therefore I would suggest that you do that is Option No.2 - 3 and 4 and 11 to 18. Also, I would suggest that you go with sensor lighting if there is nobody there on the fairway, the lights will automatically go off, which can also save you on your current. So I think 11 to 18 will give the maintenance team, and maintenance crew a chance to start maintaining from 1 to 9. So think about it.

**President** said (the slides on three options were displayed) can we vote on that item, option No.2 where have to spend Rs.4.30 crores.

**Mr. S. Shanmugam, INDS002** - Mr. President, your proposal is only for lighting up only four holes, that is specifically mentioned. You can't on the floor of the House make any changes. You have to confine yourself only to that particular Resolution you have put forward.

**President** said sir but we have also made an option for that.

**Mr. S. Shanmugam** said no, that is only an explanatory note. That is not good enough for the purpose of the proposal because other members need to know who is not here today about this secondary proposal.

**The President said,** Fine. We will proceed with Proposal No. 1. Can we now put it to a vote?

**Mr. K. Chandraprakash, INDC007** – Mr. President just a second, please. Proposal No. 1(one) seems to be good what you proposed, and depending on the members taking up golf in the early morning, then you can take a decision regarding option No.2 (two). It will give you a good idea also of the economics and the number of golfers turning up.

**Mr. Nandan Heblkar** said Mr. President, I think you can modify this to say that lighting holes 3 and 4 and 11 to 18, because if you see the cost factor also there is a very nominal difference in the cost. And if you take it on the full numbers, we are saving per the whole cost. So I would think it will be prudent to do it. And we can go for the approval, get all the lights up on the course, and still open three and four and eleven to 13 as my friend Mr. Chandraprakash has said, to see the practicality and then you can open all the nine holes.

**President** asked do I have permission to modify the Resolution to take 3 and 4 and 11 to 18.

**General Body** said yes.

**Mr. Harish Kumar Shetty, INDS234** – Mr. President if you are proposing the second option, then please present the modified Resolution; of course, on the floor of the house you can always carry through the Resolution proposed with or without modification. Now you are suggesting it with the modifications, fair enough to do so. So once again, you can definitely call out proposal No. 2 with whatever is the resolution that you are proposing and then ask for the approval of the members.

**President** said so we take the Modified Resolution –

**RESOLVED that the Managing Committee be and hereby authorized to undertake the Installation of additional poles & lights for Hole Nos. 3 & 4 and 11 to 18 at an estimated cost of Rs.4,30,00,000/- (Rupees Four Crores Thirty Lakhs Only) plus GST.**

**Mr. Harish Kumar Shetty** said one incidental observation President, generally it has been the practice of KGA, not just this year, and every year what we have been doing is that we are showing the equipment cost or any other cost at the cost value other than GST. But in the true terms, the actual money outflow is inclusive of GST and the GST doesn't have an input credit to us. So wherever the Asset which is there which we are going to take where we don't get the input credit, at least please present it at the total cost because the 18% variation is almost one-fifth of the cost that will get added to our cash outflow. Whereas when we get the input credit, that outflow will eventually be getting recovered. So it is just a broader suggestion for a future date, but I think it is better to keep it in mind that way.

**President** said Yes.

**Mr. G. Manivachagam, INDM165** - Such a huge purchase we are making and we are getting huge GST outflow. As my previous member had spoken, we should take credit for that one and utilize that one for all our GST payments. Are we doing it? Just I want to seek clarification.

**President** asked can you repeat that, please.

**Mr. G. Manivachagam** said now we are buying so much of Capital equipment, we are paying huge GST on that. We are entitled to take credit of GST paid and that credit can be utilized for all the things which we are raising Bill; are we doing it, Input credit can be utilized.

**President** said yes sir.

**Mr. G. Manivachagam** said in that case there would not be much outflow. That's what I mean.

**President** said Thank you very much.

So, I will move the Modified Resolution again.

“RESOLVED that the Managing Committee be and hereby authorized to undertake the Installation of additional poles & lights for Hole Nos. 3 & 4 and 11 to 18 at an estimated cost of Rs.4,30,00,000/- (Rupees Four Crores Thirty Lakhs Only) plus GST”

President put the modified Resolution to Vote.

**Resolution No. 1 (a) was modified to read as “that the Managing Committee be and hereby authorized to undertake the Installation of additional poles & lights for Hole Nos. 3 & 4 and 11 to 18 at an estimated cost of Rs.4,30,00,000/- (Rupees Four Crores Thirty Lakhs Only) plus GST was approved and passed by an overall majority of the General Body.**

**President** said Thank you very much, sir.

**Proposed by : Mr. M. S. Siddaraj, INDS041**

**Seconded by : Mr. K. Chandraprakash, INDC007**

## **2) DRIVING RANGE:**

### **d) PROCUREMENT OF BALL-PICKING BUGGY WITH 2 NOS. TROLLEYS**

RESOLVED that the Managing Committee be and hereby authorized to procure Ball Picking Buggy with 2 Nos. Trolleys at an estimated cost of **Rs.13,25,000- (Rupees Thirteen Lakhs Twenty-five Thousand Only) plus GST.**

#### **Explanatory Note:**

At the KGA Driving Range, we currently have only one ball-picker buggy and trolley, which is in a state of disrepair. Maintenance is challenging, particularly in terms of transportation during repairs. To address these issues and ensure the smooth operation of the range, it is essential to acquire a spare buggy.

Having a spare buggy will ensure continuous operation during peak times and provide a backup in case of breakdowns, preventing service interruptions.

The break-up of the cost for Ball Picking Buggy and Trolleys :

- **Ball Picking Buggy – Rs.8.25 Lakhs**
- **2 Nos. Trolleys – Rs.2.5 Lakhs x 2 No's = Rs.5.0 Lakhs**

The details with the costing along with the Photographs have been placed on the notice board.



Approval of the General Body is requested for procurement of Ball Picking Buggy with 2 Nos. Trolleys at an estimated cost of **Rs.13,25,000/- (Rupees Thirteen Lakhs Twenty-five Thousand Only) plus GST.**

**The General Body unanimously approved the Resolution procurement Ball Picking Buggy with 2 Nos. Trolleys at an estimated cost of Rs.13,25,000/- (Rupees Thirteen Lakhs Twenty-five Thousand Only) plus GST.**

**Proposed by: Cdr. M. V. Raghavan, INDR189**

**Seconded by: Mr. V. Kumar Subramaniam, INDS201**

## **b) PROCUREMENT OF BALL WASHING MACHINE**

RESOLVED that the Managing Committee be and hereby authorized to procure a Ball Washing Machine at an estimated cost of **Rs.8,00,000/- (Rupees Eight Lakhs Only) plus GST.**

### **Explanatory Note:**

Currently, we have only one Ball Washing Machine at the Driving Range. As a result, ball washing at the JDP area is being done manually.

To improve efficiency, we plan to relocate the old machine to the JDP and procure a new one for the Driving Range.

This upgrade will expedite operations at both the JDP and the Driving Range, ensuring a smoother and more efficient ball-cleaning process.

The details with the costing along with Photographs have been placed on the Notice Board.

Approval of the General Body is requested for the procurement of Ball Washing Machine at an estimated cost of **Rs.8,00,000/- (Rupees Eight Lakhs Only) plus GST.**

**The General Body unanimously approved the Resolution procurement of a Ball Washing Machine at an estimated cost of Rs.8,00,000/- (Rupees Eight Lakhs Only) plus GST.**

**Proposed by: Mr. V. Venkat Subramaniam, INDV089**

**Seconded by: Mr. Shankar Poti, INDP044**

## **c) PROCUREMENT OF RANGE BALL DISPENSER**

RESOLVED that the Managing Committee be and hereby authorized to procure a Range Ball Dispenser (Single Dispensing Outlet) at an estimated cost of **Rs. 14,00,000/- (Rupees Fourteen Lakhs Only) plus GST.**

### **Explanatory Note:**

To enhance operational efficiency at our driving range, we propose the procurement of a Range Ball Dispenser (Single Dispensing Outlet).

This advanced equipment will:

- **Enable Faster Ball Distribution:** The new dispenser will facilitate quicker and more organized ball distribution, reducing wait times for players.
- **Improve Player Experience:** By streamlining the distribution process, it will enhance the overall experience at the driving range.
- **Support High Service Standards:** This upgrade is essential for maintaining high service standards, especially during peak times, and ensuring smooth and efficient range operations.

It is important to procure this machine to improve our facility and provide a better experience for our members.

The details with the costing along with Photographs have been placed on the Notice Board.

Approval of the General Body is requested for undertaking the Procurement of Range Ball Dispenser at an estimated cost of **Rs.14,00,000/- (Rupees Fourteen Lakhs Only) plus GST.**

**The General Body unanimously approved the Resolution** Procurement of Range Ball Dispenser at an estimated cost of **Rs.14,00,000/- (Rupees Fourteen Lakhs Only) plus GST.**

**Proposed by: Mr. Nandan Heblkar, INDH019**

**Seconded by: Col. Ravi Shanmugham, INDS222**

### **3) CLUB HOUSE**

#### **Resolution No. 3:**

#### **c) PROCUREMENT OF GYM EQUIPMENT**

RESOLVED that the Managing Committee be and is hereby authorized to procure Gym Equipment at an estimated cost of **Rs.27,00,000 (Rupees Twenty-Seven Lakhs Only) plus GST.**

### **Explanatory Note:**

Currently, some of the gym equipment is outdated and no longer meets the needs of our members. With the substantial increase in footfalls, it is essential to ensure a safe, effective, and enjoyable workout experience. To address this, we are planning to procure new and modern equipment for the gym area.

- Treadmill – 2 Nos.
- Rowing Machine – 2 Nos.
- Glute buster – 1 No.
- Lying down leg curl – 1 No.
- Weightlifting belt – 3 Nos
- Barbell thick grips - 3 Nos

- High Pulley bar - 1 Nos
- Lockers - 6 Nos

The details with the costing and photographs of the Gym Equipment have been placed on the Notice Board.

Approval is sought from the General Body for procurement of Gym Equipment at an estimated cost of **Rs. 27,00,000 (Rupees Twenty-Seven Lakhs Only) plus GST.**

**The General Body unanimously approved the Resolution procurement of Gym Equipment at an estimated cost of Rs. 27,00,000 (Rupees Twenty-Seven Lakhs Only) plus GST.**

**Proposed by: Mr. Nandan Heblkar, INDH019**

**Seconded by: Mr. M.S. Siddaraj, INDS041**

### **Resolution No. 1:**

#### **(a) CONSTRUCTION OF CADDIE'S TOILETS NEAR THE MAIN SECURITY ROOM.**

RESOLVED that the Managing Committee be and is hereby authorized to undertake the construction of the Caddies' Toilets near the main security room, at an estimated cost of **Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand Only) plus GST.**

#### **Explanatory Note:**

The current caddies' toilet facilities are in poor condition, situated at the basement level next to the Nala. This location poses significant challenges for sanitary connections and has led to unsanitary conditions, making the facilities unhygienic and not in good shape.

To address these issues, it is necessary to construct new caddies' toilets.

The proposed project entails the construction of a new slab at the road level and building new caddies' toilets for both gents and ladies on top of this slab. This will resolve the current sanitary problems and improve the overall hygiene and functionality of the facilities.

A 650 sq. ft. RCC slab is proposed at road level, on which 2 WCs, 1 shower each (for both gents and ladies), and 3 urinals for men will be constructed, covering an area of 620 sq. ft.

The schematic diagram and details with the costing have been placed on the Notice Board.

Approval is requested from the General Body to incur an expenditure of an estimated cost of **Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand Only) plus GST.**

**Mr. Ramachandran Vellore, INDR457** – He said I have two issues on this. During the Open House I did mention that the quotation whatever is done, there is a big difference almost two to three times on the material. So I have given you that list, kindly look into that. You told me that it is going to be a budgetary quote. But the budgetary quote and the actual cannot be such a difference like it happened last time. Our. What is that wet water thing, you said Rs.49.50 lakhs and then the last committee said no, we did it for two lakhs. That is not correct. So it has to be plus or minus

5% or 10%. This is my thing; I don't want to talk further on. The caddie's toilet is definitely required.

**President** said no sir. The caddie's toilet which was earlier existing is in a very dilapidated state.

**Mr. Ramachandran Vellore** said let me come to the second part. You have mentioned that the proposed project entails the construction of a new slab at the road level.

**President** said yes

**Mr. Ramachandran Vellore** said right now it is like being in a pit.

**President** said yes, right down at the level of the Nala. The overflow of the Nala comes back into the toilet.

**Mr. Ramachandran Vellore** said I know that. So once you bring it onto the road level, it is going to be right at the entrance of the club.

**President** said no sir, it will be covered as you can currently see by the plan over here from the entrance.

**Mr. Ramachandran Vellore** asked how can it be covered.

**President** said we have a wall coming up on the side and we have the entrances, as you can see, showing up, so the drain point comes into the Nala side. I agree. We make sure that it is not going to be visible to the members.

**Mr. Ramachandran Vellore** said all that I am saying is it should not be an eyesore because that is the main entrance of the club. And with due respect to the caddies are using it going up and down.

**President** said all of them Drivers, Housing Keeping staff, a lot of people are using.

**Mr. Ramachandran Vellore** said have you ever thought about having it elsewhere, some other place which is not so prominent like the entrance of the club? Don't you want to keep the entrance of the club a little more, without an eyesore when you walk in?

**President** said sir the reason is the parking area has a lot of Drivers, the Security are at the gate, and the Housekeeping staff are working in this area. Correct. So it is only a few caddies who use it. We have another caddie's toilet at the back and we thought seriously of having a toilet situated at the back. But because of the movement of people all around, we felt we could restrict them to one area only. That is the reason we thought we just modified that area and finished it off in a decent way.

**Mr. Ramachandran Vellore** said as long as you feel that it will not give you an eyesore when you walk into the club, I have nothing more to say.

**President** said no, we can make it look good, ensure that there is no bad odour and things like that, sir.

**Mr. Ramachandran Vellore** said properly covered.

**President** said Yes.

**Mr. Ramachandran Vellore** said thank you, sir.

**President** said Thank you.

President said so can I have the members approval for this.

**Mr. BNS Reddy, INDR108** – He said I have a point to make. Making a toilet is not a great thing. We are spending money, but maintaining it is a crucial thing which we are neglecting. At the entrance of the club, if you have a toilet, if it is not maintained, the whole thing will be stinking. Instead of that, why can't we plan somewhere here near the Driving Range? On this side there is one, you can extend it or do something. Right at the beginning of the club, it looks odd.

**President** said there is an existing toilet is there already.

**Mr. BNS Reddy** said to close it because it is not helping you in any way; think about it. Don't think that is the only place, there are hundreds of places here.

President asked if I could get the approval and then think of shifting it, thank you, Sir.

**Mr. Prithvi Raj Urs, INDU016** – He said the point is that if you use that area also is that one caddies is down below. So the traffic to this area, to the main entrance of the club is also going to be very heavy. So that is why I think most of the people feel that you should probably look at some other area in terms of putting the toilet because of the number of Housekeeping, Drivers, everyone coming down and using the toilet up here is going to make it. I mean the main entrance of the club is going to be an eyesore.

**President** said fine. What we will do is we will take the approval of the members and consider shifting it to whichever is more suitable location. So can I have a proposer and a seconder?

**Mr. Ramachandran Vellore** said while this is approved, you will have to amend saying that while this is approved that you will look at a different location, that should be mentioned.

**President** said right, sir. Approved the modification of changing the location after a detailed study, if possible. Thank you very much, sir. Yeah.

**Mr. Harish Kumar Shetty, INDS234** - He said you will have to amend saying while 'this is approved you will look at a different location for .....' that should be mentioned.

**President** said thank you sir.

**The General Body passed the modified Resolution 'Construction of Caddie's Toilets by changing the location after a detailed study, if possible'**

**Proposed by: Mr. Prithvi Raj Urs, INDU016**

**Seconded by: Mr. V. Venkat Subramaniam, INDV089**

## **Resolution No. 2:**

### **b) CONSTRUCTION OF A SEGREGATED VEGETARIAN KITCHEN AND A BARBEQUE KITCHEN AND EXTENSION OF THE CLARET JUG BAR.**

RESOLVED that the Managing Committee be and is hereby authorized to undertake the construction of a segregated Vegetarian Kitchen and a Barbeque Kitchen, extend the Claret Jug Bar, and renovate the existing Vegetarian Kitchen at an estimated cost of **Rs.1,75,00,000/- (Rupees One Crore Seventy-Five Lakhs Only), plus GST.**

#### **Explanatory Note:**

The Karnataka Golf Association (KGA) faced a major flooding issue in its basement, office and kitchen areas during heavy rains. This has resulted in operational disruptions, property damage, and safety concerns and unhygienic conditions.

The current Vegetarian Kitchen facilities are inadequate and do not meet our operational needs. To address this, we propose the construction of a segregated Vegetarian Kitchen and a Barbecue Kitchen. These new kitchens will be completely isolated from each other to ensure optimal hygiene and functionality.

The roof of the new kitchen area aligns with the Claret Jug Bar, making it ideal to extend this space as part of the Claret Jug Bar. This extension will enhance the bar's capacity and utility.

Additionally, the open area next to the new Vegetarian Kitchen will be enclosed. This will improve hygiene and provide additional floor space, which will be particularly useful during weekends and entertainment events.

These improvements are aimed at enhancing operational efficiency, maintaining high hygiene standards, and providing greater flexibility for various activities.

The areas involved are as follows: Kitchen - 900 sq. ft. and Covered Open Space 1500 sq. ft. Roof Extension - 900 sq. ft.

The schematic diagram and the details with the costing have been placed on the Notice Board.

Approval of the General Body is requested to incur an expenditure of an estimated cost of **Rs.1,75,00,000/- (Rupees One Crore Seventy-Five Lakhs Only) plus GST.**

**Mr. BNS Reddy, INDR108** – He said please do take up this kitchen renovation, otherwise you are saving a lot of members' health. Please take care of this and see that it is maintained properly because doing at once spending money is not the end all. Please see that it is maintained properly. Ask them to maintain it properly because they are vendors, they don't bother. Luckily we have all survived with the dirty kitchen there.

**President** said yes sir, it is long overdue I agree.

**Mr. M.S. Siddaraj, INDS041** – He said Mr. President, I have only one point. We all agree with you that definitely we need a more hygienic and well-equipped Veg. kitchen because even as the membership grows, the demand for the catering section also will go up. Can you keep this on hold for just a couple of months? Because you know why I am saying this, we have a New Club House

Committee which is looking into this. And we are taking a comprehensive view of everything, and it is not going to be very late. We are in the process of shortlisting the Architect, maybe in another couple of weeks, it will be done. Once we have the final drawing, then we will know where exactly the kitchen fits in and to what extent. Once that is done, then we will have a comprehensive kitchen once and for all. Otherwise, you know what happens is now once you do this, then again we have to break it down. Okay, in the meantime, if you need any stop-gap arrangements, please go ahead with that. You can have a collapsible structure. All the equipments whatever you do it now, can also be used in the new kitchen. This is only what I am suggesting because let us not do and undo things. Let us do it once and for all. Thank you very much.

**President** said thank you Mr. Siddaraj.

**Mr. Sanjay V. Nadgouda, INDN055** - He said Mr. President, looking at the existing drawing, I am just talking about that. It looks like the Deck or what is open space, it is open to the sky, may I request if you are going ahead with this, kindly have it covered probably with this similar structure ..... **interrupted by President ....**

**President** said with the tiles.

**Mr. Sanjay V. Nadgouda continued ..** otherwise we will not be able to use it during the daytime because it gets very hot. And if you are going to increase it for the sake of accommodating more members during the afternoon golfers, it will be more useful there.

**President** said excellent.

**Mr. Sanjay V. Nadgouda** said I just want to take up on what Mr. Siddaraj mentioned regarding the new clubhouse and the new kitchen coming. Since he is on the Committee, I am sure he is well aware. But at the same time, I don't know whether we should get this approved now and then again, go ahead only after discussing it with him, because if we say you don't approve it or keep it in abeyance, this will go on till your AGM because we don't know, he knows that.

**President** said can I take an in-principle approval?

**Mr. Sanjay V. Nadgouda** said I would like you to see that it is modified to have a covered area, please.

**President** said yes.

**Mr. BNS Reddy** said President don't mix up the construction of segregated vegetarian kitchen and barbecue kitchen with the upgradation of the building, that will take a longer time. Now we are more interested in our health. Please take up this priority and help us.

**Members** applauded Mr. BNS Reddy.

**Mr. Nandan Heblikar, INDH019** – I agree with what Mr. BNS Reddy has said and also a suggestion to Mr. Siddaraj and his Team, even if we build this, I think with the talent they have they can build the Club House around that. So it is not difficult. I think we should go ahead with it and all of us are putting on weight because you know the kitchen is, so I think we should go ahead with this. Thank you.

**Mr. Harish Kumar Shetty, INDS234** - I agree with you Nandan that you are putting on weight. I am sorry. So the point is that I think a good hygienic vegetable kitchen is a must, but the proposal includes two parts – (i) kitchen extension and (ii) Claret Jug Bar extension. Claret Jug Bar extension requires the roof of the kitchen extended and on top of that for the Claret Jug Bar once again a new roof is being cast; that may come in the way of the broader plan that is going to be considered for the overall development of the building. But in the present space that we have on the first floor, we should extend the kitchen or even go behind by about 10 or 15 feet of space and create a tiled roof which is at a very economical cost; it is possible without compromising anything on the security or on the hygiene of the kitchen to be formed. I suggest that we should do that rather than a large amount being spent. This will also mean that there are a few other proposals which you have presented including Umbrella Bar and others. So around the clubhouse, it may be advisable that we look at things comprehensively, unless we put the New Club House development on the back burner for a few years to come. Thank you.

President said thank you Mr. Harish Shetty. Can I take an in-principle approval for the kitchen with the extension, with the modified Roof?

**Members** said go ahead, go ahead.

**The General Body unanimously approved the Resolution to undertake the construction of a segregated Vegetarian Kitchen and a Barbeque Kitchen, extend the Claret Jug Bar with a modified Roof, and renovate the existing Vegetarian Kitchen at an estimated cost of Rs.1,75,00,000/- (Rupees One Crore Seventy-Five Lakhs Only), plus GST.**

**Proposed by: Mr. S. Shanmugam, INDS002**

**Seconded by: Mr. K. Chandraprakash, INDS007**

**Resolution No. 4:**

**d) REMODEL AND UPGRADE THE UPPER DECK BAR –**

RESOLVED that the Managing Committee be and is hereby authorized to Remodel and Upgrade the Upper Deck Bar at an estimated cost of **Rs.1,10,00,000 (Rupees One Crore Ten Lakhs Only) plus GST.**

**Explanatory Note:**

The existing Umbrella Bar, built in 2010, is now in a dilapidated condition and its architectural elements do not match the clubhouse and lower deck. Due to the increasing demand for bar facilities, there is a need to create a larger bar to better serve the current needs of our members.

The Bar Area is 1,600 sq. ft., with an additional 600 sq. ft. of Open Space.

The schematic diagram and the details with the costing have been placed on the notice board.

Approval of the General Body is requested to incur an expenditure of an estimated cost of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only) plus GST.**



**Mr. G. Manivachagam, INDM165** - He said while we are considering the proposal, it is not clear from the proposal that you have provided the designated smoking area. I have been writing to this Club House for quite a long time to provide this facility in the interest of safeguarding the health of all the members moving around in the corridor, it is being ignored. Do you want to ignore it again now?

**President** said no sir, definitely not.

**Mr. G. Manivachagam** said you have not given any clarity in the proposal. I want where is the smoking area, you cannot walk around the corridor.

The President mentioned that the area is designated as a total smoking area called 'Stubout.' However, since the space is large, we will now have a segregated, glass-enclosed section specifically for smokers.

**Mr. G. Manivachagam** said that this should not be allowed to be a smoking area. It is affecting the entire members here walking around and even sitting here, it is affecting. I am sorry, with due respect to all the smokers, I request the Managing Committee to see that it is done.

**President** said fine sir, we will take that into consideration definitely.

**Mr. G. Manivachagam** said because there is no provision in the drawing, I have not seen anywhere where you have provided it. That is the reason why I am asking this question. Thank you.

**A different drawing was displayed on the screen.**

**President** said sir, we are proposing a special place next to the Bar; on the front side, there will be a smoking area which will be designated for smokers only. I hope that is acceptable to you.

**Mr. Nandan Heblkar, INDH019** – He said regarding the bar, your cost is 1.10 crores. Has the Committee explored the possibility of getting a sponsor for the bar?

**President** said yes sir. We are just waiting for something in writing to propose it before the SGM. But we like to take an in-principle approval for the same.

**Mr. Nandan Heblkar** said okay. You have already named the baby before it was born 'Stubout' or something like that. Maybe you can have a competition from members to get a name for the bar. Something like drop-zone or free-drop or something like that. So just think about it. Thank you.

President said sir but if it is sponsored, then the Sponsor will have to have some name.

**Mr. M.S. Siddaraj, INDS041** said last point. Please take the in-principle approval; both for the Veg. kitchen and for the Bar, because you know what happens is we have not projected to the members what is going to be the New Club House and the projection. Most of them are under the impression it is going to take a long time. No, it is not. Okay. Now you take the in-principle approval. Let us go ahead and try to blend that with the new plans and designs what we are trying

to work out and project it to the members and then take the approval and we will go ahead with that.

**President** said definitely, sir. Very good idea, sir.

**Mr. Sanjay G. Mathias, INDS428** – He said Good afternoon Mr. President and Committee members. I have one question with this, will the roof cover the entire area or there is going to be a gap between the lower deck roof and the upper deck roof?

**President** said no, no, there will be a covering of this area so that it blends in with the lower deck.

**Mr. Sanjay G. Mathias** said so when it rains heavily we found that again this place doesn't make any, it is not useful at all. So it is better if you build the umbrella bar, this new umbrella bar that the roof sort of covers, both these roofs no water comes in. I don't see that in the drawings/ pictures here. But basically, water should not come in between this new bar and the lower deck and the upper deck. Otherwise, when it rains heavily it is completely unusable, water just comes in on both sides.

**President** said no, that has been taken into consideration.

**Mr. Sanjay G. Mathias** said please take that into consideration. Thank you.

**President** said thank you for your suggestion.

**Mr. V. Venkat Subramanian, INDV089** – He said Mr. President and other members are a bit confused with regard to this in-principle approval Mr. Siddaraj has proposed, and the outcome of the final design of the Club House Committee. Now, how long are you going to wait to build? Are you going to start work on it or not going to start work on it? Especially a design like this which covers this Upper Deck Bar requires a total integration with the New Club House design in whatever respect it is going to come in. Now when you say in-principle approval, okay, we give you approval for Rs.1.10 cores and then you are getting a sponsor also for Rs.1.10 crores, very good, and fantastic. But then are you going to start work or how long are you all going to wait before the Club House Committee submits its report, there is going to be a whole set of, another set of approvals and mandates required before we proceed further. So let us have a total clarity on this. Be it this Bar or the Kitchen. We use the same word in-principle approval. Fine, in-principle approval is fine. But are you going to start the work or not start the work, or if you are going to start the work after how many months, clarity, please.

**President** said sir, what I would suggest or recommend is we will be waiting for at least one to two months before we get the designs from the Architects. Once we are very clear on that, then we will be taking up the work. So if the Architect decides to move the Club House elsewhere then we will have this freedom to do this work. And it is a question of just 2 to 3 months to finish up the work.

**Mr. Ramachandran Vellore, INDR457** – He said I need to mention something from the experience. Bangalore Club, last year we could not use the Club at all because they took up the work without any proper planning. Similarly, if you look over here, if you don't plan properly, this entire Lower Lobby will not be able to be used. It will be such a mess we won't be able to use the

Club at all. So please be careful, however, you plan it, it should be done so that the members are not affected. Bangalore Club was a total mess, for a whole year we could not use it.

**President** said no sir, here we are more practical. We already got the working drawings and just waiting for the sponsorship to take it up.

**Mr. Ramachandran Vellore** said Bangalore Club had much more working drawings and they also had a fantastic Architect and we ended up in that mess.

**President** said no we will take all precautions for it.

**Mr. Ramachandran Vellore** said thank you very much.

**President** said thank you, sir.

**Mr. V. Venkat Subramanian** said I just want to reiterate regarding the subject Mr. Heblikar bought of getting sponsorship for buildings or any capital expenses, I think we should be a little judicious and careful in trying to get sponsors for CAPEX because obviously, the person sponsoring will have a lot of demands. Since Mr. Siddaraj just mentioned you are going to come with a new design, you will be stuck with that person. When you have the budgets and sanctions, I think for all the capital expenditure we should spend on our own. Revenue expenses you can get sponsors for tournaments or events because they are very short-lifts. Thank you.

**President** said fine, thank you very much, sir.

**Mr. BNS Reddy, INDR108** – He said I have one point to make regarding the smoking zone. A smoking zone cannot be enclosed, please keep that in mind when you take up the construction part. It cannot be a closed one; it should be open to the sky. That is where you can have a smoking zone. If you allow others, they will come here. Now the other problem is people are smoking even on the Course also. Please see that it stands even for spitting pan. Please ensure that it doesn't happen. We have to think about that because it is not open to the sky if you cover it.

**President** said yes sir.

**Mr. N. Sunil Kumar, INDK211** - Listening to all the Speakers who have spoken earlier to me Mr. President, the MC, I suggest that yes, we require the bar, we require the kitchen. There are no two ways about it. But right now I think we seem to be groping in the dark because of the New Club House Committee plans. I would suggest do not take up these two projects unless and until you get the final comprehensive solution from the new clubhouse. And see how these two things can be integrated with them. If it is possible, then well and good. If it is not possible, then again I think we will scrap this idea and then go back to the SGM with the new plans. I think that is a more prudent way of looking at it.

**President** said Thank you Sunil for your suggestion. But let me be very frank. We are taking in-principle approvals, and we keep the Project on short hold till we get a final design featured from the Architect. After that, as the requirement is, we will be taking up the Projects.

**Mr. Nandan Heblikar** said Mr. President I think you have come to the General Body with a specific agenda to get approval for the Kitchen as well as the Bar. And the General Body by and large has approved it. I think you should go ahead with this because like Mr. Reddy said it is a

question of health and hygiene, we should have our kitchen in place. Like Reddy, there are many people who think about drinking like me. So we should have the bar also in place. So let us not waste time on it. Mr. Siddaraj and his team will work around that. It is not a problem. But let us not delete it saying we will see two months, three months. We don't know if it might happen; it might not happen. Supposing the general body then says no, we are not interested in getting this clubhouse. What happens? We lose the Bar; we lose the kitchen. You have sought approval, and you have got approval, Please go ahead with it. Be firm on this decision. Let us not waste time on this.

**Members** applauded Mr. Nandan Heblikar.

**Mr. K. Chandraprakash, INDS007** - Mr. President Bar is very important as members have mentioned. Okay. Okay. Bar comes first. Now regarding the kitchen Mr. Siddaraj suggested that for the vegetarian kitchen, we can use some temporary structures. So why don't we go ahead immediately because that is very important? Or if the present thing can be remodelled I have no objection.

**President** said definitely will look into that, sir. So, can I take it as approved?

**Cdr. M.V. Raghavan, INDR180** - He said whereas you indicated the nature of the project's explanation, there is no indication of the timelines. How long do you think these two projects are going to take?

**President** said once we get the approvals, we will work out all the details of actual costs, and comparative costs with different vendors and we give them a deadline. As I mentioned, all these projects will be finished within our Committee Year.

**Cdr. M.V. Raghavan** it can extend up to June of next year?

**President** said not necessarily, sir. These are small projects which can be done in three months.

**Cdr. M.V. Raghavan** said that could be a conservative estimate.

**President** said three to four months.

**Cdr. M.V. Raghavan** said okay, thank you.

**President** said thank you, sir.

**The General Body approved the Resolution in-principle the Remodel and Upgrade the Upper Deck Bar at an estimated cost of Rs.1,10,00,000 (Rupees One Crore Ten Lakhs Only) plus GST.**

**Proposed by: Mr. Ramachandra Vellore, INDR457**  
**Seconded by: Mr. Sunil Kumar, INDK211**

**Resolution No. 5:**

**e) CONSTRUCTION OF A STEEL BRIDGE TO ACCESS NEW PARKING AREA & UPGRADATION OF THE PARKING AREA ON THE LAND ADJACENT TO THE 10TH TEE BOX AND FAIRWAY**

RESOLVED that the Managing Committee be and is hereby authorized to undertake the construction of a Steel Bridge to access the new parking area & the Upgradation of the parking area at an estimated cost of **Rs.2,50,00,000 (Rupees Two Crore Fifty Lakhs only) plus GST.**

**Explanatory Note:**

The KSTDC acquired the land adjacent to the 10th Tee Box and Fairway and handed it over to KGA in October 2020. This land, located in Survey No. 146 and comprising 0.7 acres, is currently underutilized. It is imperative that this piece of land is occupied at the earliest. It has no right of way or approach road to this piece of land hence building a bridge over the Nala is the only option.

A major challenge at KGA is inadequate parking facilities. The land acquired from KSTDC cannot be accessed due to the Nala running through the area. To resolve this, it is necessary to construct a steel bridge over the Nala.

The proposed construction of the steel bridge will achieve several important objectives:

- **Increase parking capacity** by accommodating approximately 80 additional cars and enable the use of the land handed over by KSTDC.
- **Enhance overall space efficiency** and mitigate the risk of potential future litigation.
- **Improve access** to the underutilized areas with the new steel bridge over the Nala.

We are in the process of obtaining approvals from the BBMP and will undertake the project only after receiving their approval. If permission is granted, we also propose to construct a stacked parking facility, which will accommodate up to 200 cars.

The schematic diagram and the details with the costing have been placed on the notice board.

Approval of the General Body is requested to incur an expenditure of an estimated cost of Rs.2,50,00,000 (Rupees Two Crore Fifty Lakhs Only) plus GST.

**The drawing of the proposed Steel Bridge was displayed on the screen.**

**Mr. BNS Reddy, INDR108** – He said one thing I want to tell you Mr. President. See this proposal can be considered later after you get the approval of BBMP. A pending approval is very difficult, you have to run around. It will not be happening in one day. So what I suggest is to get the approval first and then come back to the General Body because it may take months, it may take years. I am telling you out of sheer experience because they don't allow you to cover it.

**President** said we have in principle approvals already, and the engineer from BPMP has visited us.

**Mr. BNS Reddy** said Mr. President in-principle and all that, it doesn't work in BBMP. I am telling you, you get the proposal approved and then take up the work. Otherwise, you don't know they

don't allow you. They might have allowed it in somewhere else, but they may not allow you. Please, please go through this. I'm warning you. It is up to you after that.

**President** said sir, my humble request, we are as I mentioned right at the beginning, we are in the process of obtaining approvals, and without the approval, we will not undertake the bridge. But it requires time. And let me be very frank, this is a four to five-month project. If we wait and then get the approval, I do not want to hand it over to the next committee to take over. We like to finish all the projects within this committee year.

**Dr. M.G. Bhat, INDB211** – Mr. President during my time we went to the BBMP with a project for doing the strengthening of the Nala; that was the original project. We thought about strengthening the Nala and then taking a road to the triangular area what we have. We have got the project completely estimated cost, and project plan, everything was done. We went to the BBMP and the BBMP people came and inspected the place. They were hesitant to give approval because of the Raja Kaluve. At that time somebody suggested we make a bridge over that. I still feel if they are going to approve; strengthening the Nala and arranging that is far better than going for a bridge. Bridge was an alternative we thought about it. But as Mr. BNS Reddy has told getting the approval from them may be difficult, but I think if we push on that we should be able to get this. The original project plan is already there in the club. It can be used that also.

**President** said thank you Dr. Bhat. I like to clarify that the BBMP is very clear you cannot touch the Nala, if we touch them the project was not approved only for that reason. Building the bridge over the Nala is the only solution which they are ready to consider. We had discussions with many of the BBMPs from the top-most officers, with the Government Officers, and they mentioned this to us very clearly.

**Mr. K. Chandraprakash, INDC007** – He said well, speaking on this Resolution, I am all for increasing the parking space in KGA. Unfortunately, the acute parking we have in this Upper Deck was taken away by two generators. Anyway, now I am not going to speak about the steel bridge, I am going to speak about the land. Dr. Bhat was the President. In the Special General Body Meeting of 2022, it was mentioned that after a survey including the Police, Revenue Authorities and the Tourism Department. An area of 62 guntas was handed over to KGA, that was proposal number one. But in the same detailed consideration, it has been mentioned that - (i) it has to be occupied immediately to prevent encroachment, and (ii) it is also mentioned the possibility of litigation, that is the exact word there. So that was proposal No.1. Now we have before us proposal No.2. Here the land shown is I think roughly about 18,000 to 20,000 sq. ft. So I would like to know (i) what has happened to the balanced land. (ii) I have also seen a letter from Tourism Development stating that this land can be utilized by KGA temporarily for car parking. The word 'temporarily' is there and it should be noted by the General Body. Now we have no access from the main road. Then we have to do this construct. But is it worthwhile to take up this project for land which has been told to us specifically that it can be temporarily used for car parking? I leave the judgment to the General Body. Thank you.

**President** said thank you sir.

**Mr. Sitaram Shetty. INDS764** – He said I would like to share with the General Body the background of this, give me two minutes President, with your permission. When the previous Committee was here. We examined in detail how we could occupy our land by the other side of the Nala. And also how to augment the Car Parking. We could have parked 300 cars if we were allowed to strengthen the Nala, I mean strengthening the covering of the Nala by giving piles and additional support and taking possession of our 7.7 acres, 300 car parks were there. And a detailed presentation was made, even to the Committee at that time. But when we went to BBMP, they said, nothing doing, you cannot touch this Nala. Yes, privately Royal Orchid Hotel may have done, our Embassy has done, all those people have done. But we being the Government of Karnataka undertaking the land belongs to them. We cannot embark on such ventures and do anything illegally. So then only this thing came up of how do we approach the site wherein we can get our land, and as our previous Captain said, it is a temporary structure because we are not putting up any permanent structure, no covering is being made. We are just making a bridge to go that side, fortifying the land by building a retaining wall all along so that water and other things, filling the land and cobblestone and making parking slots. If we get permission from BBMP, we can stack cars, ground and one or even two and if the stacking comes, we can go up to 150 to 200 car parks we can go. I feel that this is a very good proposal, we should take it up. We can call for tenders, call everybody, the people to submit the tenders, take it up and do it because any function that takes place, we see how we have a dearth of car parking. We go and park in the driving range, we go park there. It is not that the driving range may not be parked for used for parking for some functions, but at least another 80 cars straightforward and another 110 cars if we do stacking. So I honestly request this General Body to pass this proposal. Thank you.

**Members applauded Mr. Sitaram Shetty.**

**Mr. Nandan Heblkar, INDH019** - Well, there is no doubt that it is a very good proposal, but I think this proposal also comes with a lot of ifs and buts. In this situation, I don't know whether it is very sensible, especially when you have highlighted in red that we still not got the BBMP approval. So I would suggest (i) the Committee comes back with the approval and makes it watertight, (ii) I think we have enough projects on hand this year, we have the lighting, we have the Veg. Kitchen, we have the Bar. We have so many other things to be done, our plate is full. So I would suggest we get it and come back again and we are very happy with the planning and the design and everything but let us not give chance for any legal issue pertaining to the land. So I would suggest we defer it for a while and come back with all the documents in place. Thanks.

**Mr. Ramachandran Vellore, INDR457** – Sir one small request, if you look at the drawing over there, our approach to the main road is one small stretch. Is there a possibility that we could talk to Century Builders and get about, let us say about 15 feet or 20 feet on the other side of the Nala to have an approach from the main road? By this process all that we will have to do is (i) only do up that passage, and (ii) we could tell them that we are only using it and are not claiming ownership of that place. So that is one possibility which you can pursue and then maybe discuss with them and see whether it can be done. Thank you, sir.

**President said definitely. Sir one minute, because now the quorum has come to 82, we are unable to take up any more Capital expenditure Resolutions. We cannot proceed further, sir. The quorum in the Meeting Hall is only 82.**

We would like to thank you all for attending and participating in the meeting.

**The following Resolutions were not taken up for discussion during the SGM held due to a lack of quorum and the meeting was declared closed.**

## **4) INFORMATION TECHNOLOGY**

### **Proposed Resolutions**

#### **Resolution No.1**

##### **a) DIGITAL KGA**

RESOLVED THAT the Managing Committee be and is hereby authorized to incur expenditure on the IT infrastructure and systems (hereinafter referred to as “Digital KGA”) to a sum not exceeding **Rs.2.86 crores** (inclusive of project management cost) spread over two committee years.

#### **Explanatory Note:**

Pursuant to the Review Committee (RC) report that highlighted the lapses and shortcomings in the functioning of the KGA operations, the General Body at its meeting on **21st Nov 2021** approved the formation of the Systems and Procedures ( S&P) committee. With the clear mandate given, the S&P committee submitted its report to the General Body on **29th June 2022** and this was duly adopted. One of the recommendations was that the IT infrastructure and its adjoining systems were poor that it had fallen behind in supporting good management and governance and that there was an urgent need to have this modernized.

At the SGM on 29th Oct 2022, the General Body authorized the MC to go ahead with the appointment of a consultant whose task was to review the shortcomings and suggest improvements. To this end, Deloitte was appointed as a Consultant and the General Body duly notified vide the SGM held on 10th March 2023. The report from Deloitte showed clear gaps in our procedures and systems. It further recommended that unless a standard Enterprise Resource Planning(ERP) is implemented forthwith, with all systems completely coordinated into one system, the unregulated ad hoc systems would not be able to handle the increasing workload. Based on the finalized Request for Proposal (RFP) submitted by Deloitte, the following steps were taken.

- 1) Request for RFP was sent to potential vendors 12
- 2) Tender Notice sent to the Members / Published in Deccan Herald and on the KGA website.
- 3) 16 vendors submitted their proposed interest in participating. This was evaluated by Deloitte and the list was scaled down to 5 and then to 3. This was done based on specified criteria.
- 4) Three vendors submitted their financial bids – Canary’s Automation Ltd (Canary’s), Protiviti India Member Pvt Ltd, and Clubman+ V-serve. Of these financial bids, Canary’s ERP solution was ranked No.1 by Deloitte, after considering all parameters, and whose figure has been included in the resolution. However, this figure is subject to final negotiation.

#### **Key Highlights of the Canary’s proposal**

- 1) ERP proposed: Microsoft Dynamics
- 2) Hosting: on the Cloud
- 3) All modules viz Finance, HR, Purchase, POS, etc., will be part of ERP



- 4) App Based information to be developed.
- 5) Existing Apps that are still required to be integrated, will remain for now.
- 6) Time to complete 8 months from the start of the contract

### **NOTE:**

While the above quotes are subject to negotiations and finalization, we are also evaluating a co-ownership model that will substantially reduce our total cost of ownership if the technical, legal, and audit requirements are met.

### **Expenditure breakup**

The major items included in the quotation of **Rs 286.25** lakhs (still to be negotiated and finalized) include ERP modules customization (14 modules), AMS Support (4 months Hyper Care), Licenses cost, On-prem server set-up, Cloud Hosting, and Project Management Office (for 12 months approx.) Major items included in the quotation of **Rs 56.47** lakhs from the second year onwards include License cost, on-premises server maintenance, Cloud hosting charges, and AMC (tickets raised)

### **Key benefits of implementing the new ERP system**

One of the major weaknesses of our current operation is that there have been too many ad-hoc systems that have been in operation over the years. This had not only been highlighted by the S&P committee but also by Deloitte in their assessment report. Owing to these multiple systems in operation, an enormous amount of time is lost in reconciliation primarily because these systems are not integrated into one comprehensive package, with each module ‘talking’ to each other seamlessly.

A very detailed analysis of the time spent on reconciliation between systems, manual processes, manual follow-ups, and avoidable paperwork has been done across all the departments at KGA (Accounts, Admin, Billing, Purchase, Membership, HR, F&B, IT, Course, Driving Range, Tournament, Events, Facility, and Health Club). The number of person-hours spent on the above activities annually is approx. 38,000 hours valued at about Rs 71 lakhs per annum. With the implementation of the new ERP system, these manual processes involving reconciliation, manual follow-ups etc., will be largely eliminated.

**Approval is requested from the General Body for the implementation of the ERP at an estimated cost of Rs.2.86 crores(Rupees 2 Crores 86 Lakhs Only) plus GST.**

### **SUMMARY**

#### **Problem Statement: Finance Management & Governance:**

- Today we have disparate IT (Clubman, Tally, etc) systems on different databases without automated data transfer leading to inefficiencies and issues in finance management governance.

- Our KGA staff continues to spend a lot of rework time on the reconciliation of our accounts. This leads to the leadership team not having up-to-date information to make informed decisions on financial governance. This was first highlighted in the S&P June 2022 report.
- This rework and wasted time on manual reconciliations leads to a potential cost/penalty risk due to non-compliance with statutory tax requirements.

### **Solution Recommended: KGA's Need for an ERP System:**

- **Single Database and ERP System:** billing and accounting software into a single ERP with a master database that provides a real-time dashboard for financial governance.
- **Sunset:** Multiple stand-alone software as they would be part of the ERP solution, e.g. accounts, billing, document management, procurement, e-auction, vendor management, membership management etc.
- **Integrate:** Other stand-alone software have their own database specifically on golf management like scoring, Handicapping and tee time booking to a master database and the ERP solution.
- **Member easy Access with One KGA app** for all information and communication.

### **Implementation Efforts and Timeline:**

- The KGA team and Deloitte have reviewed and documented our current state and generated an RFP document that was sent to potential vendors. The top three vendors have been shortlisted based on the ranking methodology set by KGA and Deloitte.
- Eight months to go live which includes implementation, testing/parallel-run and go-live.
- The goal is to implement the system before July 2025 (before the end of this committee term).

## **B. To consider the Members' Resolutions, if any, under Rule No.19.7.9**

**We have received the following Resolutions proposed by Members for discussion at the Special General Meeting to be held on Friday, 27th September 2024 at 04.00 PM under Rule 19.7.9.**

### **1. The resolution proposed and seconded by the following Members:**

<b>Proposer:</b>	<b>Mr. G D Bagri</b>	<b>INDB097</b>
<b>Seconder 1</b>	<b>: Mr. Krishnaswamy Alladi</b>	<b>INDA092</b>
<b>Seconder 2</b>	<b>: Mr. Hitesh N Joshi</b>	<b>INDJ068</b>
<b>Seconder 3</b>	<b>: Cdr M V Raghavan</b>	<b>INDR180</b>
<b>Seconder 4</b>	<b>: Mr. Ramachandran Vellore</b>	<b>INDR457</b>
<b>Seconder 5</b>	<b>: Cmde Partha Sengupta</b>	<b>INDS285</b>

**Resolved to amend Rule 21.3.2 of the Memorandum and Rules of the KGA, with or without amendment, at the SGM scheduled on 27-Sep-2024.**

### **Existing Rule:**

**21.3.2** The Committee is authorized to incur a maximum amount of Rs. 150 lakhs towards Capital Expenditure in a Committee year, with an increase of 10% year on year starting from the Financial Year 2018-19. All the Capital Expenditure Projects taken up under this clause shall be completed before the end of the Committee Year.

### **Proposed Rule:**

**21.3.2** The Committee is authorized to incur a maximum amount of Rs. 150 lakhs towards Capital Expenditure in a Committee year, ~~with an increase of 10% year on year starting from the Financial Year 2018-19.~~ All the Capital Expenditure Projects taken up under this clause shall be completed before the end of the Committee Year. **This provision is NOT for Maintenance & major repairs but exclusively for Capital Expenditure of an urgent and emergency nature which cannot wait for an SGM/ General Body approval. The Committee needs to justify the nature of urgency and financial details in the Annual Report and AGM.**

## **2 . Resolution proposed and seconded by the following Members:**

<b>Proposer</b>	<b>: Mr. Sanjay G Mathias</b>	<b>INDS428</b>
<b>Seconder 1</b>	<b>: Sqn. Ldr. J S Ahuja</b>	<b>INDA092</b>
<b>Seconder 2</b>	<b>: Mr. Dinesh Reddy</b>	<b>INDD117</b>
<b>Seconder 3</b>	<b>: Mr. M. A. Poovaiah</b>	<b>INDP208</b>

### **Existing Rule**

**20.6.3** A Candidate contesting the election shall not canvas directly or indirectly through Letters / Notices /Advertisements /email /SMS or any other form of communication. Breach of this rule by the candidate or any other Member/Associate of the Association will invite disciplinary action in terms of Rule 26 (Conduct of Members).

### **Proposed Rule**

**20.6.3** A candidate contesting the election shall be permitted to canvas directly or indirectly, verbally and through letters, emails and digital messages. However, any form of negative campaigning or canvassing involving defamation, derogatory remarks, or denigration by the candidate or by any other Member/Associate of the Association about another candidate is prohibited.

**Breach of this rule by the candidate or any other Member/Associate of the Association will invite disciplinary action in terms of Rule 26 (Conduct of Members)**

### **Explanatory Note:**

To reach the maximum number of voting members and obtain their consensus on the eligible candidate, written canvassing should henceforth be permitted. Today digital mode of communication brings efficiency; hence candidates should be permitted to use the digital mode of canvassing too. However, negative campaigning in any mode is not permitted.

## **Existing Rule**

19.7.9 A member who is eligible to vote can give notice in writing to the Hon. Secretary proposing a Resolution to amend Rule/s or propose new Rule/s along with explanatory notes, seconded by three other members not less than 14 days before the scheduled date of the Special General Meeting. A copy of the resolution/s shall be posted on the Notice Board and circulated to members ten days before the date of the Meeting.

## **Proposed Rule**

**19.7.9 A member who is eligible to vote can give notice in writing or via e-mail to the Hon. Secretary proposing a Resolution to amend Rule/s or propose new Rule/s along with explanatory notes, seconded by 50 other members not less than 14 days before the scheduled date of the Special General Meeting (SGM). A copy of the resolution/s shall also be posted on the Notice Board and circulated to members ten days before the date of the Meeting.**

**This proposal will be sent electronically to all the voting members no later than 10 days before the scheduled date of the SGM. The voting members can then vote on the following options, (Y) to approve; (N) to reject/discard; or (R) to review the proposed member resolution at the SGM. A simple majority of at least 10% of the voting members will be required to move forward with any of the options. The results of the online poll and action will be presented at the SGM.**

## **Explanatory Note:**

Given we have 4000+ permanent members we need a consensus from at least 10% of our general body for any governance changes to the association. Given we are in a digital age, we can easily have our members vote online to discuss implement or remove a change to Rules at the SGM/AGM. Member Resolutions for AGM/SGM should have at least 10% of the voting members participate in the poll before being brought to the AGM/SGM for either discussion approval or rejection.

## **Existing Rule**

### **New Rule under 16.3 Members**

## **Proposed Rule**

**16.3.5 Members from the category of Life, Temporary Associate, Temporary Service Associate, NRI or OCI Associate and Corporate Associates shall be required to have a Handicap index and complete the rules clinic and golf test to play 18 holes on weekends, holidays or eligible tournaments.**

## **Explanatory Note**

Given the usage of our golf course and the need to keep the pace of play, we need to have Life Members, Dependent Members, and Corporate Members also attend the golf rules clinic and Test before being allowed to play on weekends and tournaments.

## **Existing Rule**

**New Rule under 16.3 Members**

## **Proposed Rule**

**16.3.6 Dependent members of Life, Permanent, Service, Child of Member, Permanent Associate, Permanent Service Associate, Temporary Associate, Temporary Service Associate, NRI or OCI Associate and Corporate Associates shall be required to have a Handicap index, complete the rules clinic and golf test to play on 18 holes weekends, holidays or eligible tournaments.**

## **Explanatory Note**

Given the usage of our golf course and the need to keep the pace of play, we need to have Life Members, Dependent Members, and Corporate Members also attend the golf rules clinic and Test before being allowed to play on weekends and tournaments.

## **C. Any other Resolutions**

**President, then declared the Special General Meeting as closed.**



**COL C.P. NANJAPPA (RETD)  
HON. SECRETARY  
KARNATAKA GOLF ASSOCIATION  
BANGALORE.**

**Encl:Action Taken Report**



**KARNATAKA GOLF ASSOCIATION**  
**MEMBERS WHO ATTENDED THE SPECIAL GENERAL MEETING**  
**HELD ON FRIDAY, 27<sup>TH</sup> SEPTEMBER 2024**

**ANNEXURE 'A'**

1	INDS002	SHANMUGAM S	41	INDA031	ANANDA KUMAR B
2	INDN148	NARAYAN D.P.	42	INDR179	SEKHAR REDDY C R IRS (RETD)
3	INDM224	MONAPPA B.A	43	INDR211	GIRISH RAI
4	INDV135	VIJAYENDRA P.BHAT	44	INDM332	RAMANAND MUNDKUR
5	INDM149	SANJEEV MEHERA	45	INDK269	RAJAGOPAL N.KOUSHIK
6	INDR194	RAMESH RAO K	46	INDK263	ANAND S.KHANDWALA
7	INDS240	SHETTY M.S	47	INDG187	RAVINDRA GOLLERKERI
8	INDR180	RAGHAVAN M V	48	INDM521	MISHA PARUTHI
9	INDP183	SURESH L PATIL	49	INDI015	ANAND VENKATESWARA IYER
10	INDA041	ARADHYA S P	50	INDA371	ANITA SHRISHRIIMAL
11	INDS295	RAMANANDA SHETTY S	51	INDB247	BALAJI SRINIVASN
12	INDN132	C P NANJAPPA	52	INDV145	VENKAT S.SURI
13	INDC017	CHANDRASHEKAR A	53	INDD139	DEVAIAH SOMAIAH THENNIRA
14	INDH019	NANDAN HEBLIKAR	54	INDS347	ABHIJEET SINGH
15	INDU025	DILIP UTHAPPA N	55	INDC185	CHAITRA GIRISH
16	INDA159	AJIT KUMAR ALVA	56	INDB252	BHARATH RAM PRABHAKAR LOKKUR
17	INDP073	AJAY PAUL	57	INDP238	MAYUR PATIL
18	INDS238	BITTIANDA RAVI SOMAIAH	58	INDS428	SANJAY GEORGE MATHIAS
19	INDP144	SHANKAR S POTI	59	INDS475	SOOD K.K (RETD)
20	INDD083	GREGORY DAVID DSILVA	60	INDM443	MONTY PARUTHI
21	INDK283	KUMAR B.A	61	INDU059	UDAY SHANKAR P
22	INDP116	RAJENDRA PATIL	62	INDS1011	SANJAI SINGH
23	INDV071	SHASHIKANTH VENSON	63	INDJ154	JOSEPH S RASQUINHA
24	INDP117	PRITHVI T V	64	INDB143	PRASAN BHAT
25	INDS462	SUBRAMANY MUNISWAMY	65	INDK211	SUNIL KUMAR.N
26	INDP164	PRAKASH N IAS	66	INDG225	GAUTAM HEGDE
27	INDB152	CHANAKYA BALARAM	67	INDP358	PRASANTH C
28	INDS234	HARISH KUMAR SHETTY	68	INDB269	BASIL LOBO
29	INDN127	VIVEK NAGARKATTI	69	INDA469	AGA MAHMOOD ALI
30	INDR264	RAMANNA	70	INDB289	BALASUBRAMANIAN SUBRAMANIAN P
31	INDM132	MUTHANNA M M	71	INDS406	SWAMY J.M.
32	INDR108	REDDY B N S	72	INDS301	VIVEK CHANDRA SEKHAR
33	INDC007	CHANDRAPRAKASH K	73	INDS764	SITARAM SHETTY
34	INDB211	BHAT M.G	74	INDY004	BALACHANDRA A YADALAM
35	INDA092	KRISHNASWAMY ALLADI	75	INDA377	ARJUN PRATAP
36	INDS201	KUMAR SUBRAMANIAN V	76	INDM459	MANJU VERMA
37	INDC102	SUBROTO CARIAPA	77	INDA601	ALKA CHOWDHRY
38	INDS222	RAVI KUMAR SHANMUGAM	78	INDM500	MANABENDRA CHAKRABARTI
39	INDM165	MANIVACHAGAM G IRS			
40	INDS041	SIDDARAJ M S			

79 INDR511 RAVI T R  
80 INDV255 VENKATESH PRABHU M E  
81 INDG101 NISHANT RAMESH GURJER  
82 INDH106 H B RAJU GOWDA  
83 INDN055 SANJAY V NADGOUDA  
84 INDP259 PRITHVI PADMANABHAN  
85 INDM313 MADHUSUDAN JAYARAM  
86 INDK271 KESHAVA MURTHY R  
87 INDE009 EKNATH PAI KASTURI  
88 INDR584 RAVI SHARMA  
89 INDX001 XAVIER KANICKARAJ  
90 INDC055 SURESH JOIS C  
91 INDU016 PRITHVI RAJ URS  
92 INDV089 VENKAT SUBRAMANIAM V  
93 INDA366 AMITABH BEHANI  
94 INDR457 RAMACHANDRAN  
VELLORE  
95 INDS312 MADHUR SOOD  
96 INDG160 GANAPATHY P.D  
97 INDA136 ARVIND SOOD  
98 INDN242 NIKHIL BHAGWAN  
SADARANGANI  
99 INDR189 ROOPA PRATAP  
100 INDK420 KARTHIK VARYUR KITTU  
101 INDG094 VIKAS GUPTA  
102 INDM508 MILIND RAMAKANT  
KHAROSEKAR  
103 INDR567 RAVI H M LOBO  
104 INDJ150 JAGADISH A  
105 INDA202 ARUN KUMAR I.D  
106 INDA389 ASHOK POOVANNA  
107 INDS290 JOHN SERRAO A  
108 INDV108 KUMAR N.VEMULKAR  
109 INDH033 SUBRAMANYA S HOLLA  
110 INDB126 ADITH KUMAR BHANDARI  
111 INDS1032 SANDEEP ANANT  
KULHALILI  
112 INDB132 RAMNIVAS BOOB  
113 INDS383 SANDEEP MADHAVAN.R  
114 INDS158 AJHOY SHARRMA  
115 INDM305 KARAN MALIK  
116 INDV244 VINEY KUMAR SHARMA  
117 INDD163 DEEPAK DINANATH NAKIL  
118 INDR475 RAMACHANDRA G IAS  
119 INDJ141 JAIDEEP MITTRA  
120 INDA381 ASHOK GOWDA IAF  
121 INDM423 DEVAYA M N  
122 INDB281 BABU JOSEPH RETD  
123 INDM503 T M KISHAN



## KARNATAKA GOLF ASSOCIATION

### ACTION TAKEN REPORT (ATR) - SGM HELD ON 27<sup>H</sup> SEPTEMBER 2024

RESOLUTION	ACTION TAKEN
<p><b>Capital Expenditure:</b></p> <p>1) <b><u>COURSE:</u></b> -</p> <p><b>b)Procurement of Course Equipment:-</b></p> <p><b>Resolution No. 2</b></p> <p><b>b.1 - PROCUREMENT OF HAND GREENS MOWERS – 2 NOS.</b></p> <p>RESOLVED that the Managing Committee be and is hereby authorized to procure 2 Nos. Hand Greens Mowers at an estimated cost of Rs.25,00,000 (Twenty-five Lakhs Only) plus GST</p>	<ul style="list-style-type: none"><li>• Quotations have been received from Reputed brands &amp; Reliable Vendors.</li><li>• Negotiations were completed, revised quotations were received, and comparison statements have been prepared</li><li>• <b>Pending MC approval to issue the Purchase order.</b></li></ul>
<p><b>Resolution No. 3</b></p> <p><b>b.2 - PROCUREMENT OF FAIRWAY MOWER –</b></p> <p>RESOLVED that the Managing Committee be and is hereby authorized to procure Fairway Mower at an estimated cost of Rs. 80,00,000 /- (Eighty Lakhs Only) plus GST.</p>	<ul style="list-style-type: none"><li>• Quotations have been received from Reputed brands &amp; Reliable Vendors.</li><li>• Negotiations were completed, revised quotations were received, and comparison statements have been prepared</li><li>• <b>Pending MC approval to issue the Purchase order.</b></li></ul>
<p><b>Resolution No. 4</b></p> <p><b>b. 3 - PROCUREMENT OF TURF TIDY MACHINE –</b></p> <p>RESOLVED that the Managing Committee be and is hereby authorized to procure TURF TIDY Machine at an estimated cost of Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only) plus GST.</p>	<ul style="list-style-type: none"><li>• Quotations have been received from Reputed brands &amp; Reliable Vendors.</li><li>• Negotiations were completed, revised quotations were received, and comparison statements have been prepared</li><li>• <b>Pending MC approval to issue the Purchase order.</b></li></ul>



<p><b>Resolution No. 1</b></p> <p>a) INSTALLATION OF ADDITIONAL POLES &amp; LIGHTS FOR HOLE NOS. 3 &amp; 4, AND 11 TO 18</p> <p><b><u>MODIFIED RESOLUTION:</u></b></p> <p>RESOLVED that the Managing Committee be and hereby authorized to undertake the Installation of additional poles &amp; lights for Hole Nos. 3 &amp; 4 and 11 to 18 at an estimated cost of Rs.4,30,00,000/- (Rupees Four Crores Thirty Lakhs Only) plus GST.</p>	<ul style="list-style-type: none"> <li>• “M/S Lighting Environment design” have submitted their detailed proposal to KGA.</li> <li>• “M/s. Light Colab” inspected the course on 19th Nov.2024 to understand the lighting requirements; however, their expertise is in stadium lighting, not golf courses. They have been asked to provide a detailed consultancy proposal, including concept design, specifications, BOQ, and execution oversight, for further evaluation before finalizing the contract.</li> <li>• <b>Pending MC approval to issue the Work order.</b></li> </ul>
<p><b><u>2) DRIVING RANGE:</u></b></p> <p>a) PROCUREMENT OF BALL-PICKING BUGGY WITH 2 NOS. TROLLEYS</p> <p>RESOLVED that the Managing Committee be and hereby authorized to procure Ball Picking Buggy with 2 Nos. Trolleys at an estimated cost of <b>Rs.13,25,000- (Rupees Thirteen Lakhs Twenty-five Thousand Only) plus GST.</b></p>	<ul style="list-style-type: none"> <li>• Quotations were received from the primary supplier.</li> <li>• An e-auction was conducted via Source Ezy.</li> <li>• The sub-committee reviewed the technical and commercial specifications and recommended a vendor.</li> <li>• The subcommittee has decided to purchase only one trolley instead of two.</li> <li>• <b>Pending MC approval to issue the Purchase order.</b></li> </ul>
<p>b) PROCUREMENT OF BALL WASHING MACHINE</p> <p>RESOLVED that the Managing Committee be and hereby authorized to procure a Ball Washing Machine at an estimated cost of <b>Rs.8,00,000/- (Rupees Eight Lakhs Only) plus GST.</b></p>	<ul style="list-style-type: none"> <li>• Quotations have been received from the primary supplier.</li> <li>• An e-auction was conducted via Source Ezy.</li> <li>• The sub-committee reviewed the technical and commercial specifications and recommended a vendor.</li> <li>• Negotiations were completed &amp; revised quotations were received</li> <li>• <b>Pending MC approval to issue the Purchase order.</b></li> </ul>

<p>c) <b>PROCUREMENT OF RANGE BALL DISPENSER</b></p> <p>RESOLVED that the Managing Committee be and hereby authorized to procure a Range Ball Dispenser (Single Dispensing Outlet) at an estimated cost of <b>Rs. 14,00,000/- (Rupees Fourteen Lakhs Only) plus GST.</b></p>	<ul style="list-style-type: none"> <li>• Quotations have been received from the primary supplier.</li> <li>• An e-auction was conducted via Source Ezy.</li> <li>• The sub-committee reviewed the technical and commercial specifications and recommended a vendor.</li> <li>• Negotiations were completed &amp; revised quotations were received.</li> <li>• <b>Pending MC approval to issue the Purchase order.</b></li> </ul>
<p><b>3) <u>CLUB HOUSE:</u></b></p> <p><b>Resolution No. 1:</b></p> <p>c) <b>PROCUREMENT OF GYM EQUIPMENT</b></p> <p>RESOLVED that the Managing Committee be and is hereby authorized to procure Gym Equipment at an estimated cost of <b>Rs.27,00,000 (Rupees Twenty-Seven Lakhs Only) plus GST.</b></p>	<ul style="list-style-type: none"> <li>• Quotations have been received, and a Source Ezy auction was conducted.</li> <li>• The sub-committee reviewed the technical and commercial specifications</li> <li>• Two vendors were finalized by the Clubhouse subcommittee.</li> <li>• Negotiations were completed &amp; revised quotations were received.</li> <li>• Lockers are excluded as reliable vendors are still being identified.</li> <li>• <b>Pending MC approval to issue the Purchase order.</b></li> </ul>
<p><b><u>Modified Resolution:</u></b></p> <p>(a) <b>CONSTRUCTION OF CADDIE'S TOILETS BY CHANGING THE LOCATION AFTER A DETAILED STUDY, IF POSSIBLE.</b></p> <p>RESOLVED that the Managing Committee be and is hereby authorized to undertake the construction of the Caddies' Toilets by changing the location after a detailed study, if possible, at an estimated cost of <b>Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand Only) plus GST.</b></p>	<ul style="list-style-type: none"> <li>• Architects' proposals were received for design, BOQ, execution, and tendering documentation. Etc.</li> <li>• The subcommittee and OB have finalized the architect.</li> <li>• <b>Pending MC approval to issue the Work order.</b></li> </ul>

<p><b>Resolution No. 2:</b></p> <p>b) CONSTRUCTION OF A SEGREGATED VEGETARIAN KITCHEN AND A BARBEQUE KITCHEN AND EXTENSION OF THE CLARET JUG BAR.</p> <p>RESOLVED that the Managing Committee be and is hereby authorized to undertake the construction of a segregated Vegetarian Kitchen and a Barbeque Kitchen, extend the Claret Jug Bar, and renovate the existing Vegetarian Kitchen at an estimated cost of <b>Rs.1,75,00,000/- (Rupees One Crore Seventy-Five Lakhs Only), plus GST.</b></p>	<ul style="list-style-type: none"> <li>• Architects’ proposals were received for design, BOQ, execution, and tendering documentation. Etc.</li> <li>• The subcommittee and OB have finalized the architect.</li> <li>• <b>Pending MC approval to issue the work order.</b></li> </ul>
<p><b>Resolution No. 4:</b></p> <p>d) REMODEL AND UPGRADE THE UPPER DECK BAR –</p> <p>RESOLVED that the Managing Committee be and is hereby authorized to Remodel and Upgrade the Upper Deck Bar at an estimated cost of <b>Rs.1,10,00,000 (Rupees One Crore Ten Lakhs Only) plus GST.</b></p>	<ul style="list-style-type: none"> <li>• Architects’ proposals were received for design, BOQ, execution, and tendering documentation. Etc.</li> <li>• The subcommittee and OB have finalized the architect.</li> <li>• <b>Pending MC approval to issue the Work order.</b></li> </ul>
<p><b>Resolution No. 5:</b></p> <p>e) CONSTRUCTION OF A STEEL BRIDGE TO ACCESS NEW PARKING AREA &amp; UPGRADATION OF THE PARKING AREA ON THE LAND ADJACENT TO THE 10TH TEE BOX AND FAIRWAY</p> <p>RESOLVED that the Managing Committee be and is hereby authorized to undertake the construction of a Steel Bridge to access the new parking area &amp; the Upgradation of the parking area at an estimated cost of <b>Rs.2,50,00,000 (Rupees Two Crore Fifty Lakhs only) plus GST.</b></p>	<p><b>NOT APPROVED - as the discussion stopped due to lack of quorum in the Meeting Hall.</b></p>