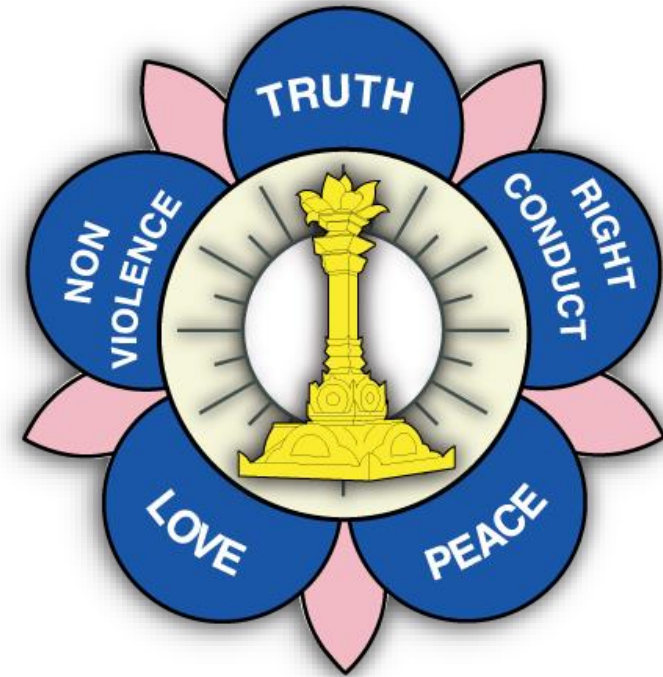




ANNUAL MEMBERS' MEETING
Feb 14, 2021

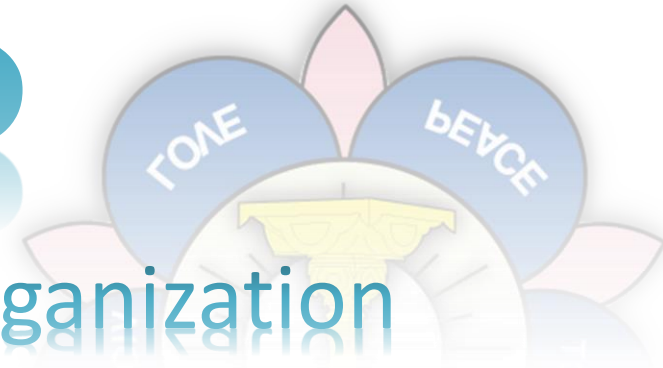


SOULS

A non-profit Organization

In Support of

Sathya Sai Spiritual & Community Center in Dallas
Prasanthi Dham



Let Us Invoke Our Guru by Chanting SAI GAYATRI

Om Saieshwaraya Vidmahe
Sathya Devaya Dheemahi
Thanna Sarvah
Prachodayath
(3 times)

*We know Sathya Sai as
Supreme Divinity Incarnate
We meditate on this God of
Truth
May Almighty God lead us to
liberation*

GANESHA BHAJAN

<https://www.youtube.com/watch?app=desktop&v=eYUwuJxqMBk>



27

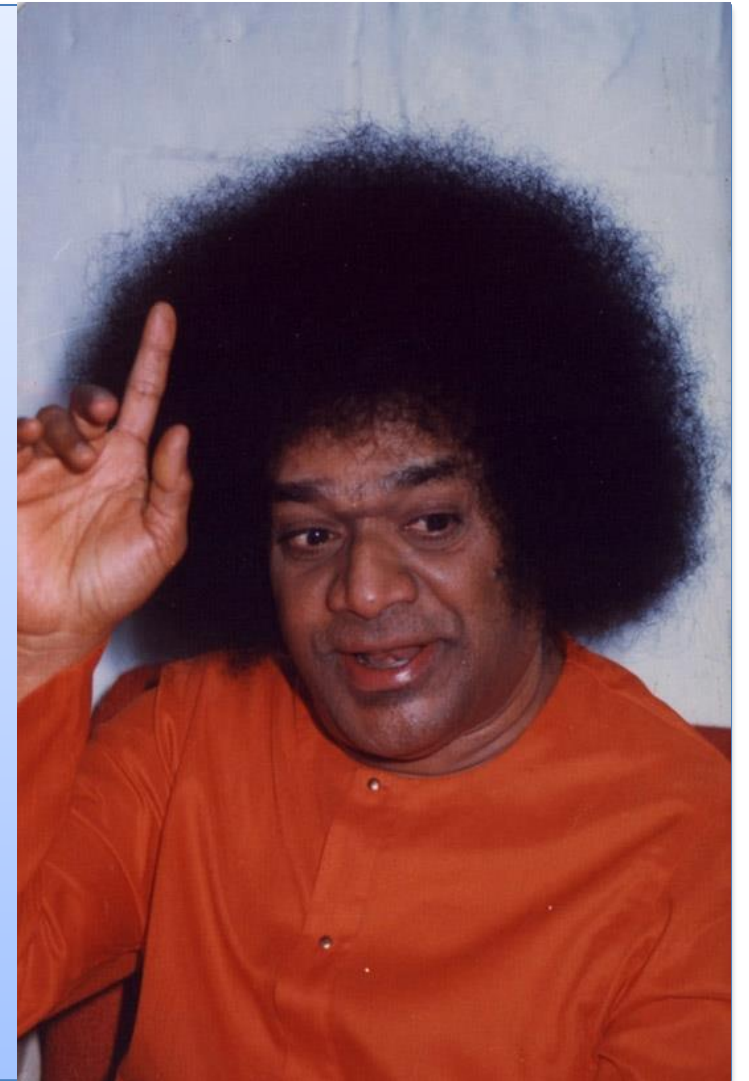
Shri
Dny

**PRATHAMA
VANDANA
GANANATHA**

RADIO SAI BHAJANS

AGENDA

1. Establish Quorum & Call to Order
2. Approval of the Agenda & Previous Minutes
3. Board Report - President
4. Committee Reports
 - a) Spiritual
 - b) Operations
 - c) Communications
 - d) Finance
5. Old Business
 - a) Bylaws
 - b) Board & EC confirmations
6. New Business
 - a) City approvals of construction plans
 - b) Construction initiation & General contractor selection
 - c) Project Awareness
7. Comments and Announcements
8. Adjournment of General Session



MAJOR MILESTONES

Spiritual Sadhana

- ❑ Hrudayavasi Sai and Ananda Sai:- These two spiritual sadhana programs are being conducted on a weekly basis to enjoy our dear Swami without any physical building constraints through on-line satsangs

Prasanthi Dham

- ❑ PGAL, an architectural firm is working on the site layout and building design
- ❑ BETA Inc., a civil & structural engineering firm is working on land design including parking lot
- ❑ Planning meetings with City of Plano are initiated to seek city permits
- ❑ This will be a Net-Zero project with energy efficient building, Heat pump and solar
- ❑ Building construction plans have started and will be executed in phases consistent with the availability of funds

MAJOR MILESTONES

Project Awareness

- SOULS' redesigned website launch to deliver effective messaging
- FAQs published for easier understanding of SOULS working

Finance and Accounting

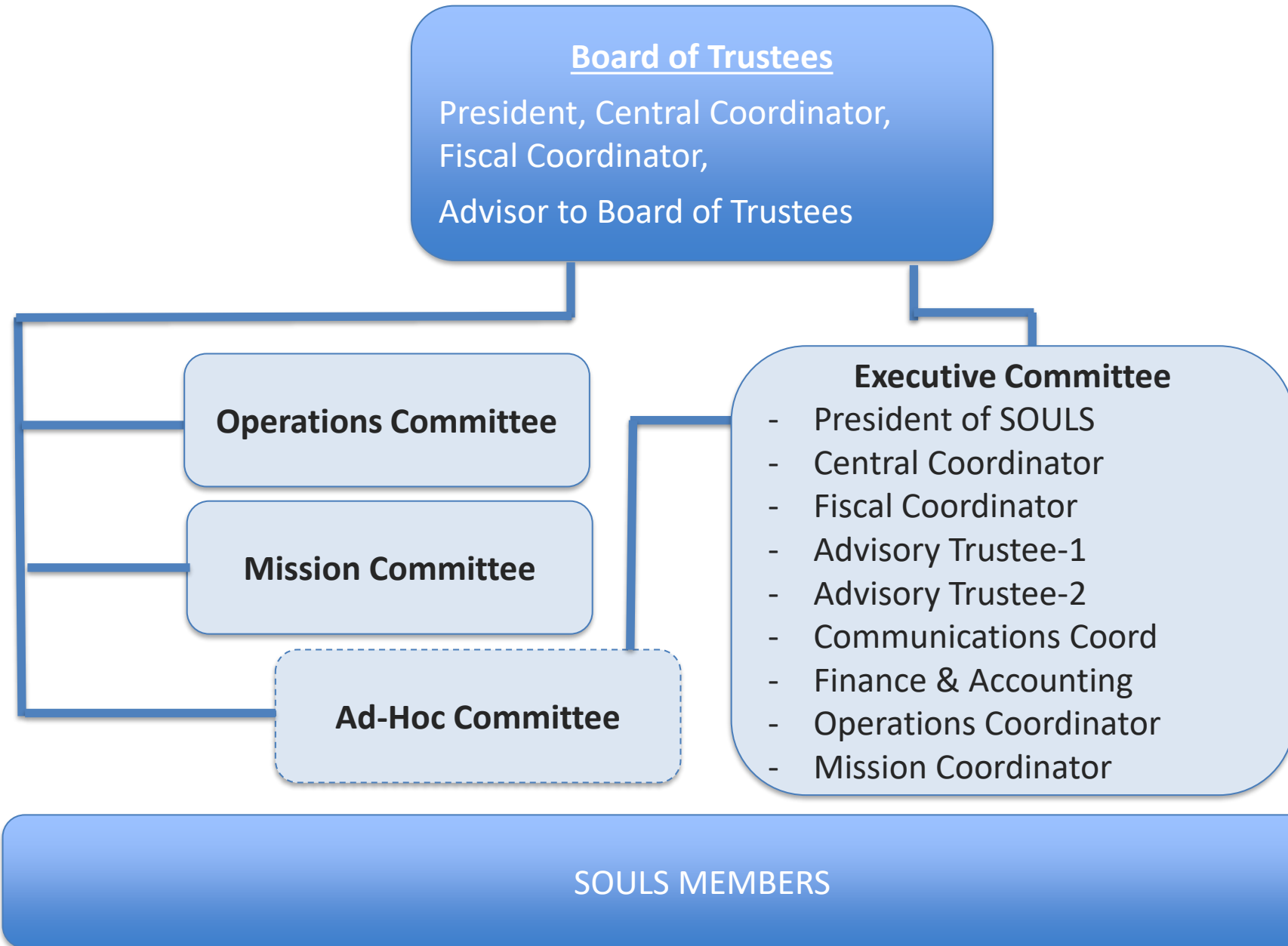
- Professional tax and accounting firm retained to maintain SOULS books
- The tax filing for 2019 under 501 (c)(3) is completed – completed by professional CPA firm experienced in non-profit filing

MAJOR MILESTONES

Organization

- ❑ SOULS worked with Sathya Sai Baba Center of Dallas in planting 106 trees on SOULS' land to coincide with Swami's 95th birthday.
- ❑ We requested for meeting with new officers' team of Sai Center for SOULS update.
- ❑ Sent SOULS letter, Site layout, Building floor plan, & Finance outlay to Prasanthi Nilayam to seek Swami's guidance and blessings for successful completion
- ❑ Our gratitude to Mr. Jagadish Upadhyay, who has been our trustee for last three years and decided to cheer all of us from outside.
- ❑ At this juncture of the project, it is very heartening to see many members to participate and take advantage for the opportunity given to us by Swami.
- ❑ This is an appeal to all the members to join this project and enjoy working on Swami's project.

SOULS ORGANIZATION STRUCTURE



SOULS - OFFICERS

BOARD OF TRUSTEES (BOT)

Sarma Gunturi	Board of Trustee, President
Srinivas Somisetty	Board of Trustee, Central Coordinator
Raj Tripathi	Board of Trustee, Fiscal Coordinator
Dr. Vijay Nama	Advisor to Board of Trustee
Dr. Raj Natarajan	Advisor to Board of Trustee
Aruna Sampath	EC Member, Mission Coordinator
Paddy Padmanabhan	EC Member, Finance and Accounting
Saman Illangasanghe	EC Member, Operations Coordinator
Srinivas Somisetty (Acting)	EC Member, Communications Coordinator

EXECUTIVE COMMITTEE (EC)

SOULS - TEAMS

BUILDING – PRASANTHI DHAM

Mamta Amin
Geetha Anand
Pavithra Karthik
Manisha Chavva
Rohit Rao
Surendra Mahidhara

FINANCE

Paddy Padmanabhan,
Dr. Raj Reddy,
Birju Patel,

WEB DESIGN

Chandrashekar, Keerthi Kirpalani, &
Sarma Gunturi

SAIFICATION

Anand Sivaraju
(team is evolving)

MEMBERSHIP & PROJECT AWARENESS

Manisha Chavva, Vasu Vaddaraju

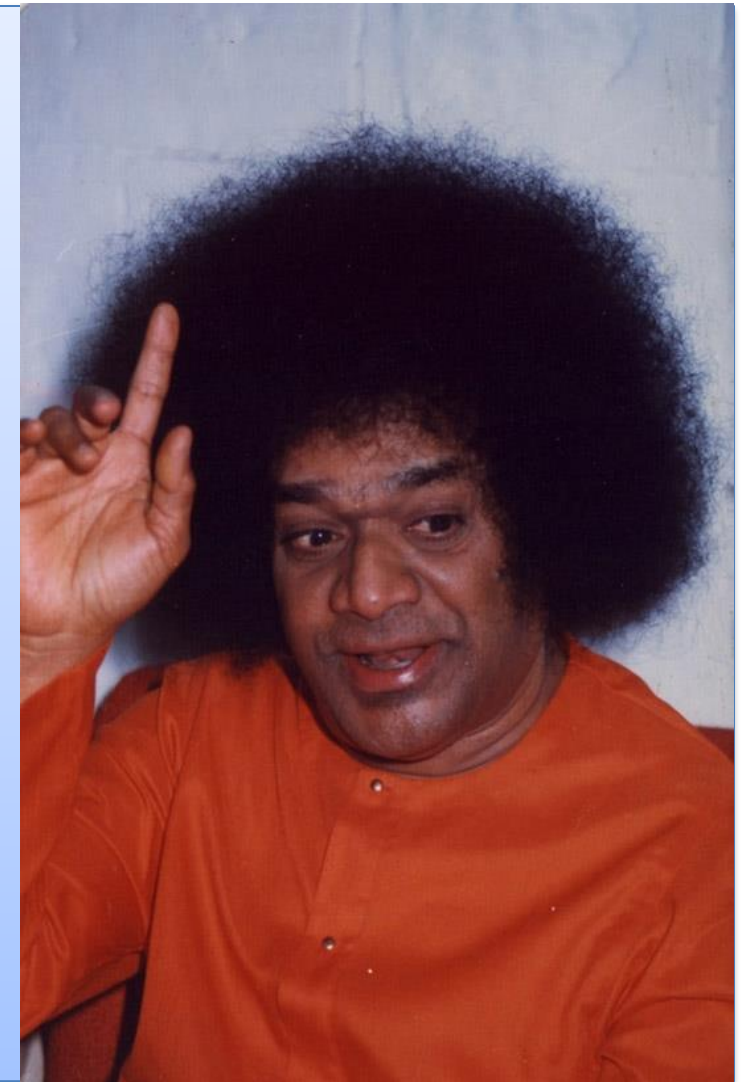


Illustrative sample picture (when Trees mature)



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HRUDAYAVASI SAI & ANANDA SAI GROUP SPIRITUAL SADHANA SESSIONS

- Baba says,
“Take one step towards Me and I will take a hundred towards you”
and thus, our first step has been to work on our inner purification through the *HRUDAYAVASI SAI* (Indweller of the Heart) Group Sadhana
- Monday nights - 30 minutes session at 8 p.m.
- We started this ‘Group Sadhana’ in May 2020 and the support and feedback has been wonderful!
- We are prompted to take the next step and that is through *ANANDA SAI* (blissful experience of Swami) Group Sadhana. Let us take one Precious name at each session and understand the deeper meaning of this name and then all join in chanting Swami’s Ashttotharam (108 Precious names of Baba)
- Saturday mornings = 20-minutes session at 10 a.m.
- We started this spiritual sadhana in September of 2020.



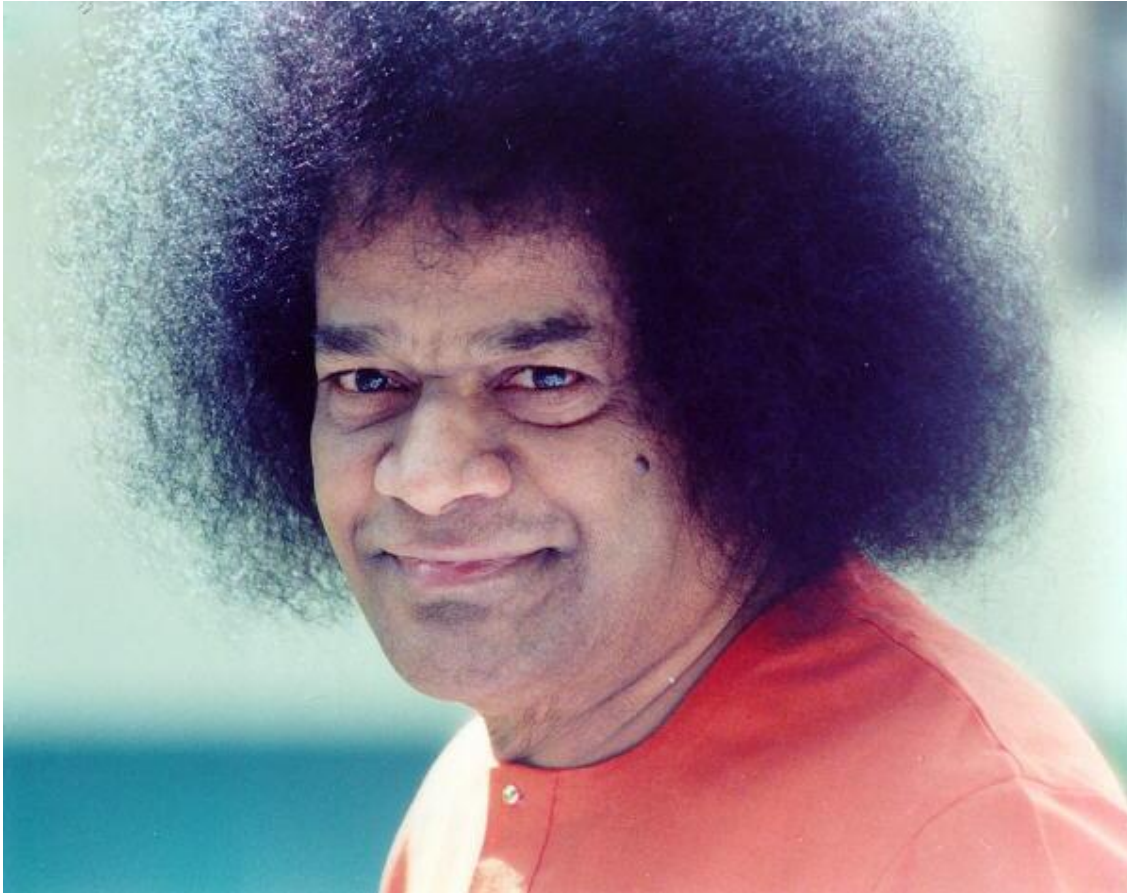
Group Spiritual Sadhana Mission

Before we install Swami in the Mandir, we are becoming aware of the Indweller of our hearts (Hrudayavasi Sai) and developing a stronger connection with this SAI. We chant His 108 Precious Names (Ananda Sai) in experiencing this SAI.

- ❑ **We Cleanse our souls and Purify ourselves as we embark on this sacred endeavor to have “Prasanthi Dham” (sacred peaceful place) in our midst**
- ❑ **We yearn for our Divine Mother & Father to continue to guide us and shower us with His Grace.**
 - **Together in Harmony and Unity, as one voice, we will chant prayers, affirmations, Sai Gayatri, and introspect on Swami’s teachings**
- ❑ **We Pray & Affirm without specifics on the size, the cost & the timeline**
 - **With full faith, we surrender the results to our divine Guru Sathya Sai Baba as He is the one Omniscient, Omnipresent and Omnipotent God**
- ❑ **We are grateful to all the participants for all their support !**

As we practice this Sadhana we remain open for any and all possibilities that Baba may bless us with.

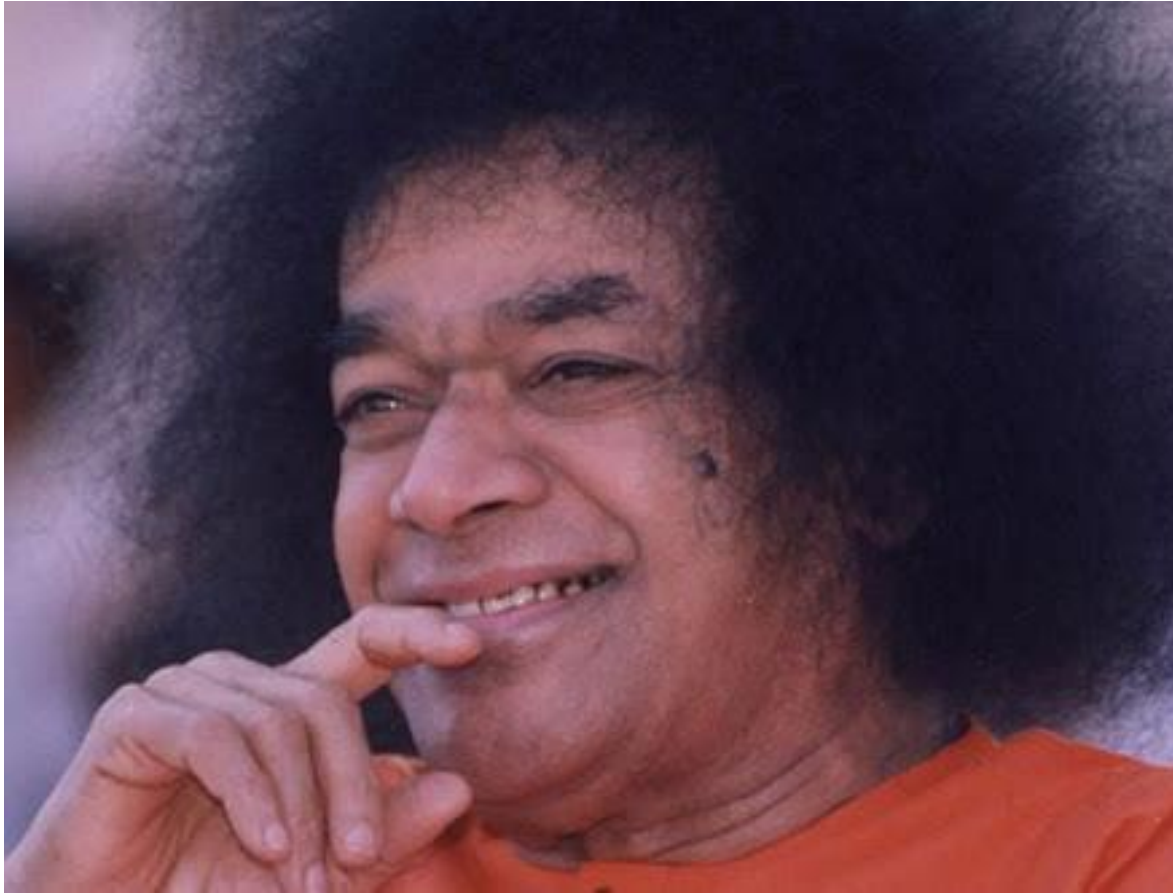
HRUDAYAVASI SAI GROUP SPIRITUAL SADHANA SESSION



HRUDAYAVASI SAI - SESSION consists of

- ❑ Prayers & Bhajan - *Invoking Swami*
- ❑ Meditation – *Soham Meditation & Love Meditation by Dr. Sola*
- ❑ Affirmation - *We yearn for a permanent, safe and spacious place for Prashanti Dham with an enduring Unity among us*
- ❑ Visualization – *Experience the Joy of having Prashanti Dham in our midst (without any specifics of time , cost , size etc.)*
- ❑ Baba's Teachings – *Swami's discourses or His devotee's talks.*

ANANDA SAI GROUP SPIRITUAL SADHANA SESSION



ANANDA SAI - SESSION consists of

- ❑ Prayers & Bhajan – *Invoking Swami*
- ❑ Affirmation - *We yearn for a permanent, safe and spacious place for Prashanthi Dham with an enduring Unity among us*
- ❑ Visualization – *Experience the Joy of having Prasanti Dham in our midst (without any specifics of time , cost , size etc.)*
- ❑ Chanting – *Swamis Ashtotra (108 Names of Baba)*
- ❑ Understanding - *the meaning of 3 names in greater depth at each session (meanings from “Graland of 108 Precious Gems book by Prof. Kasturi’s,)*

PROPERTY UPDATE

Land Status

- Lease extended with Farmer for another year
- Platting the land to our Partner is on hold pending master site planning
- Extended Partner agreement for another year, with lien against 5-acres
- Preliminary site plan (civil engineering) will go to City by Feb 18, 2021
- Final site plan (civil engineering) due in April 2021:

Building Status

- Master site layout is completed & Building floor plan finalized
- Pre-planning meeting conducted with City of Plano on Dec 15, 2020
- Building elevation, Interior design, & *SAIFICATION* design has begun

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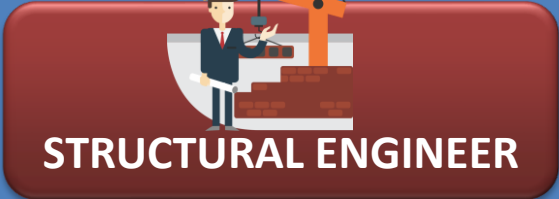





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TARGET MILESTONES & PHASING

Task	Target Date	Phase-0 (Design)	Phase-1 (Site/Land)	Phase-2 (SSE)	Phase-3 (Bhajan)	Phase-4 (Lobby)	Phase-5 (Multi-purpose)
Finalize Architect, Structural & Civil Engineers	May 2020	✓	✓	✓	✓	✓	✓
Land (Civil Engineer) Building (Architect) design complete	May 2021 June 2021	 In Progress					
Land construction (w/Parking lot) complete	Sept 2021	 To be Scheduled					
Entitlement from City for Building Construction	July 2021	 To be Scheduled					
Seek Contractor bids	June 2021	N/A	Current Plan		Pending fund availability		
Contractor finalization	Aug 2021	N/A					
Groundbreaking	Sept 2021	N/A					
Facilities move-in (Swami's Birthday)	Nov 2022	N/A					

DESIGN WORK ITEMS - FINALIZED

Work Items	 ARCHITECT	 STRUCTURAL ENGINEER	 CIVIL ENGINEER
Common to SOULS & Partner	<ul style="list-style-type: none"> Master property layout/Plan 	<ul style="list-style-type: none"> Structural design of common parking lot 	<ul style="list-style-type: none"> Land design City approvals
SOULS Specific	<ul style="list-style-type: none"> SOULS building design Project manage all teams City approvals 	<ul style="list-style-type: none"> Structural design of the SOULS building 	<ul style="list-style-type: none"> None
Fee	<ul style="list-style-type: none"> \$120,000   	<ul style="list-style-type: none"> \$32,000 	<ul style="list-style-type: none"> \$38,000

Pre-Requisites:

- Topographic survey completed: \$1450 (Burns Survey)
- Geotechnical survey: \$5k - \$8K (bids due from 5 sources)

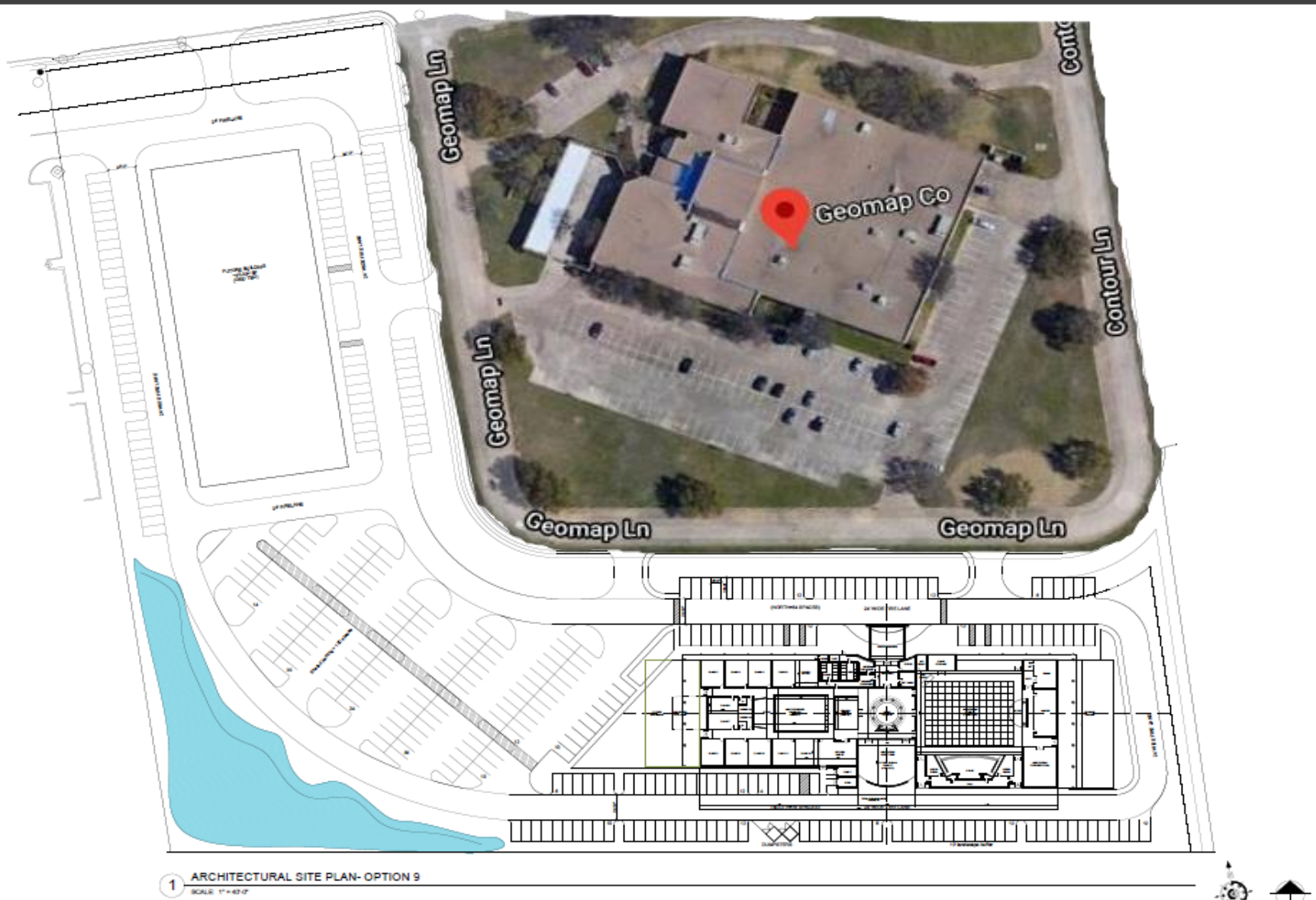
DESIGN WORK ITEMS – UNDER REVIEW



- Mechanical (HVAC), Electrical, & Plumbing
- Engineering consultants
 - To create safe, comfortable, and optimal performance building
- Work closely with Architects, Owners, & Net Zero consultants

- Practice ENVIROCARE
- 2030 - All new buildings must operate at net zero carbon
- Minimize energy consumption
 - Create airtight envelope & insulation
 - High efficiency lighting, switching
 - Windows placement
 - Geothermal based heating, ventilation, & air conditioning
- Solar panels – Energy generated on-site

SITE LAYOUT - PHASE-1 (LAND DEVELOPMENT)



Why?

- Land Development is a Pre-requisite to create a pad for Building construction

What?

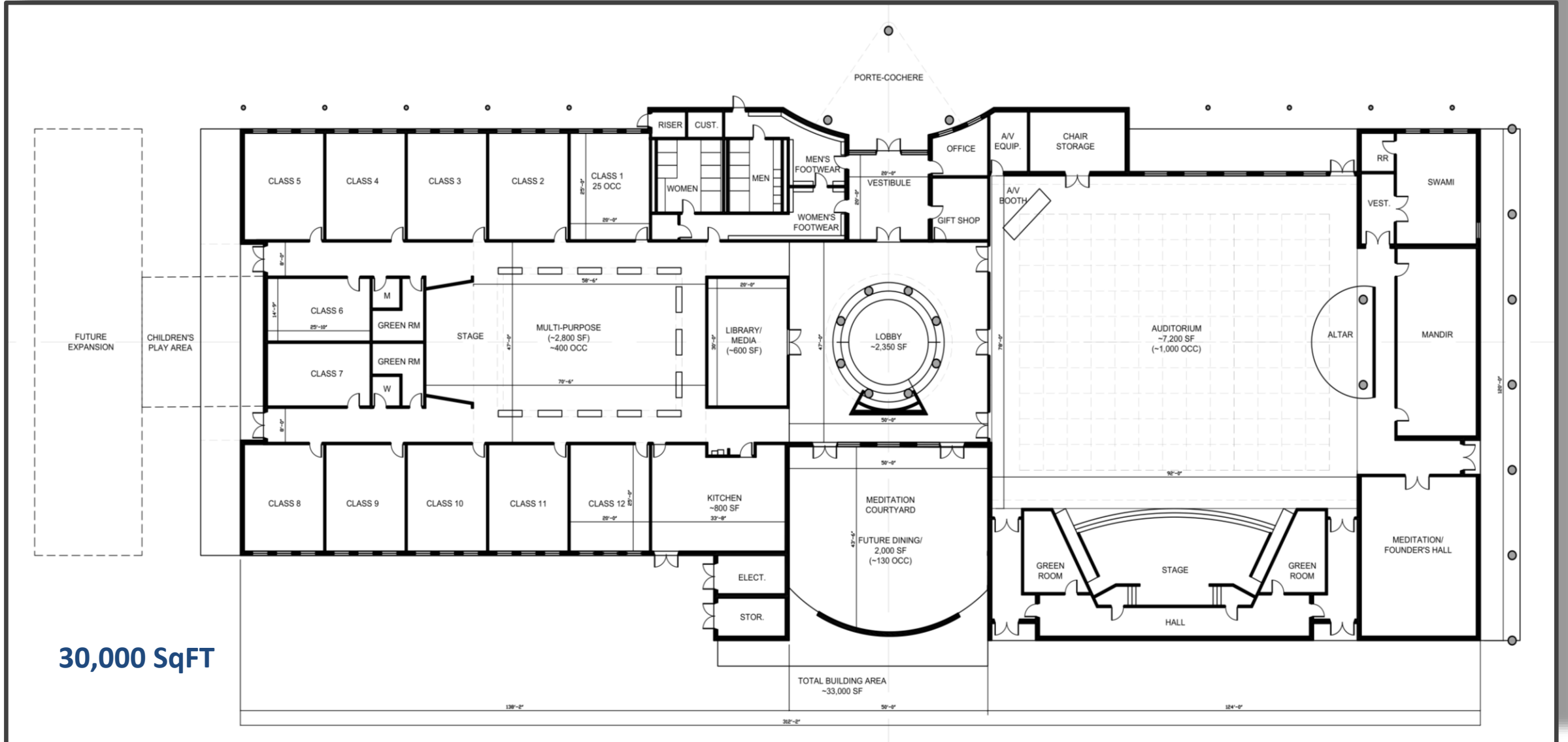
- Grading plan, Erosion control, Utilities, Fire hydrants, Layouts for storm retention, electrical, parking lot & fire lanes

When?

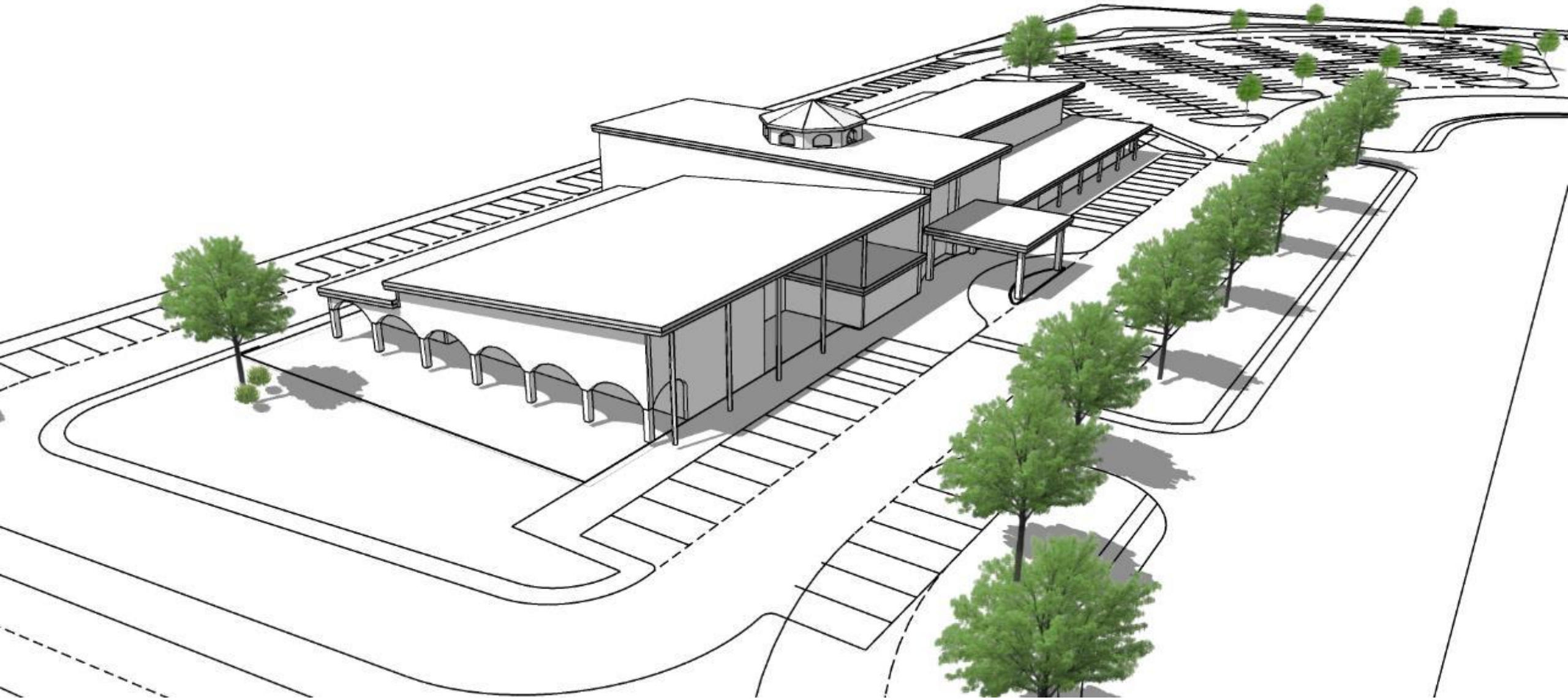
- June 2021: Land design estimated to be complete, and City approved.
- May 2021: Sufficient data to seek contractors' bids for Land development

Estimated Cost: ~\$850K

BUILDING FLOOR PLAN



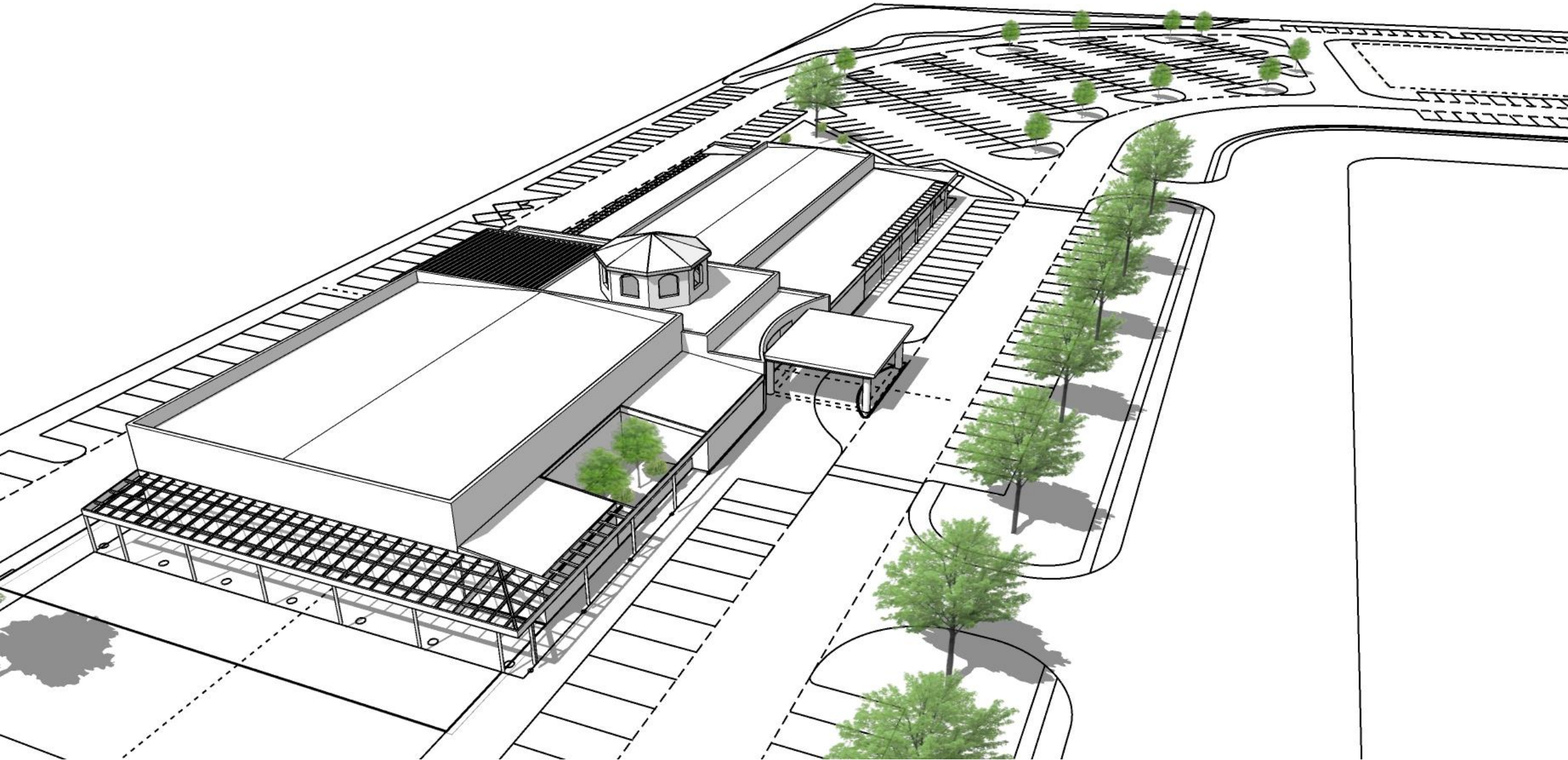
BUILDING ELEVATION – OPTION-1 (NE)



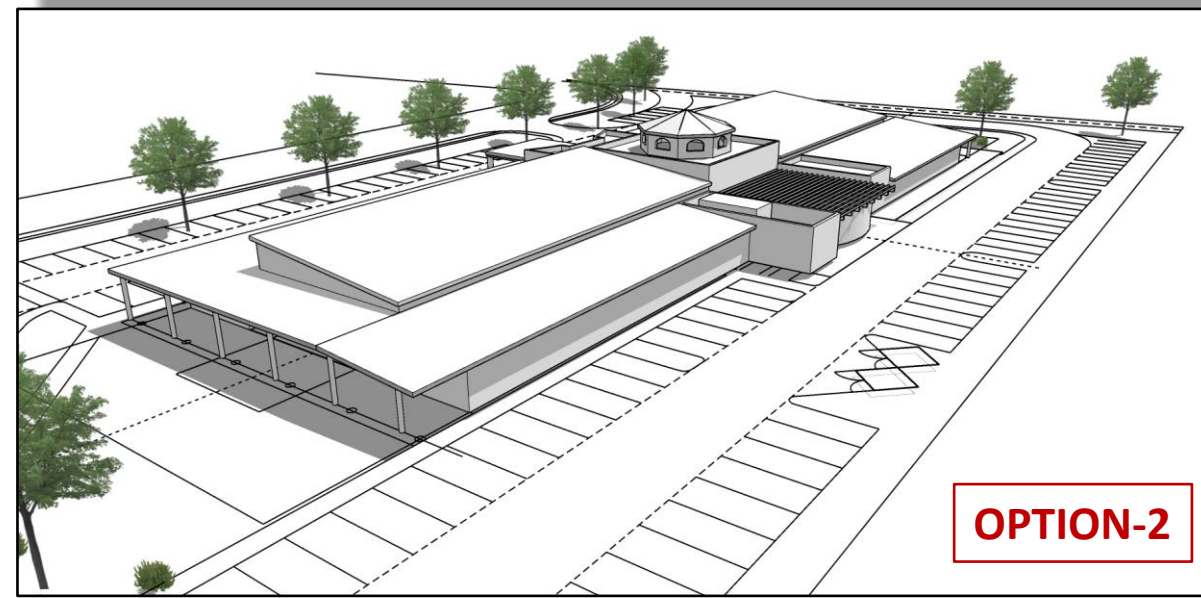
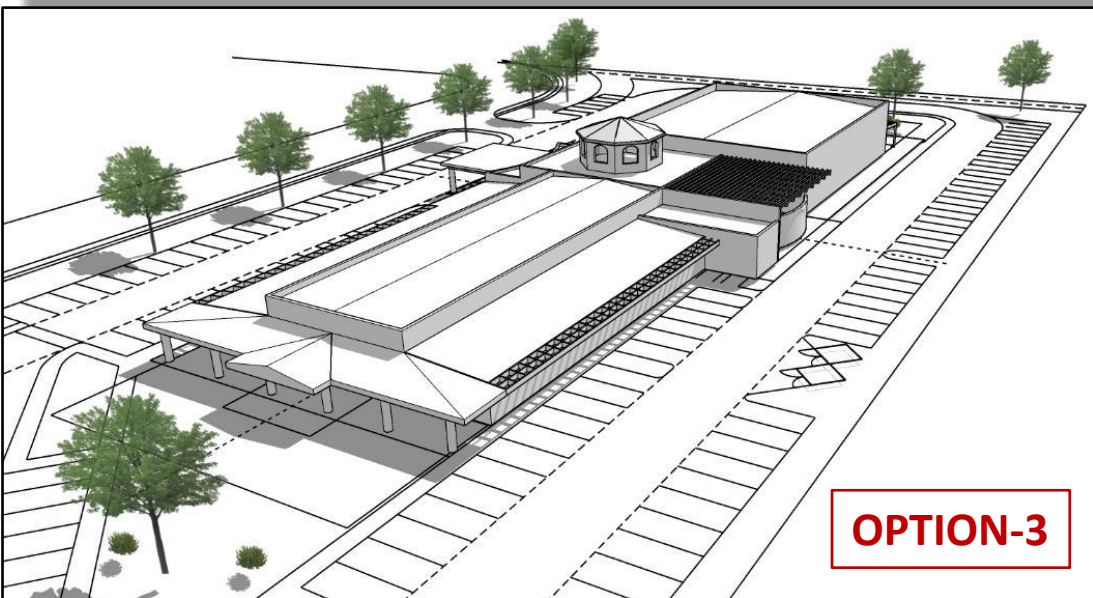
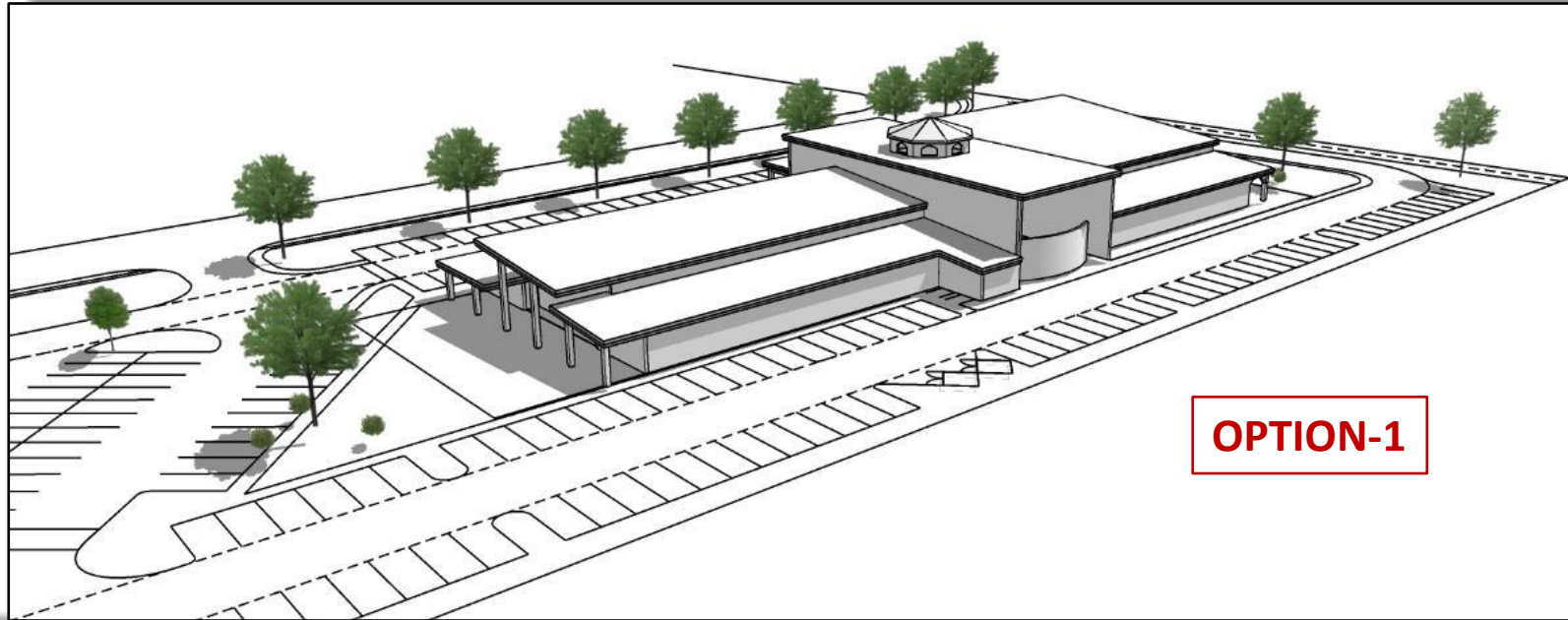
BUILDING ELEVATION – OPTION-2 (NE)



BUILDING ELEVATION – OPTION-3 (NE)



BUILDING ELEVATION – SW view of all OPTIONS



PROPOSED BUILDING CONSTRUCTION PLAN

Our goal is to construct a fully functional facility at the lowest possible cost

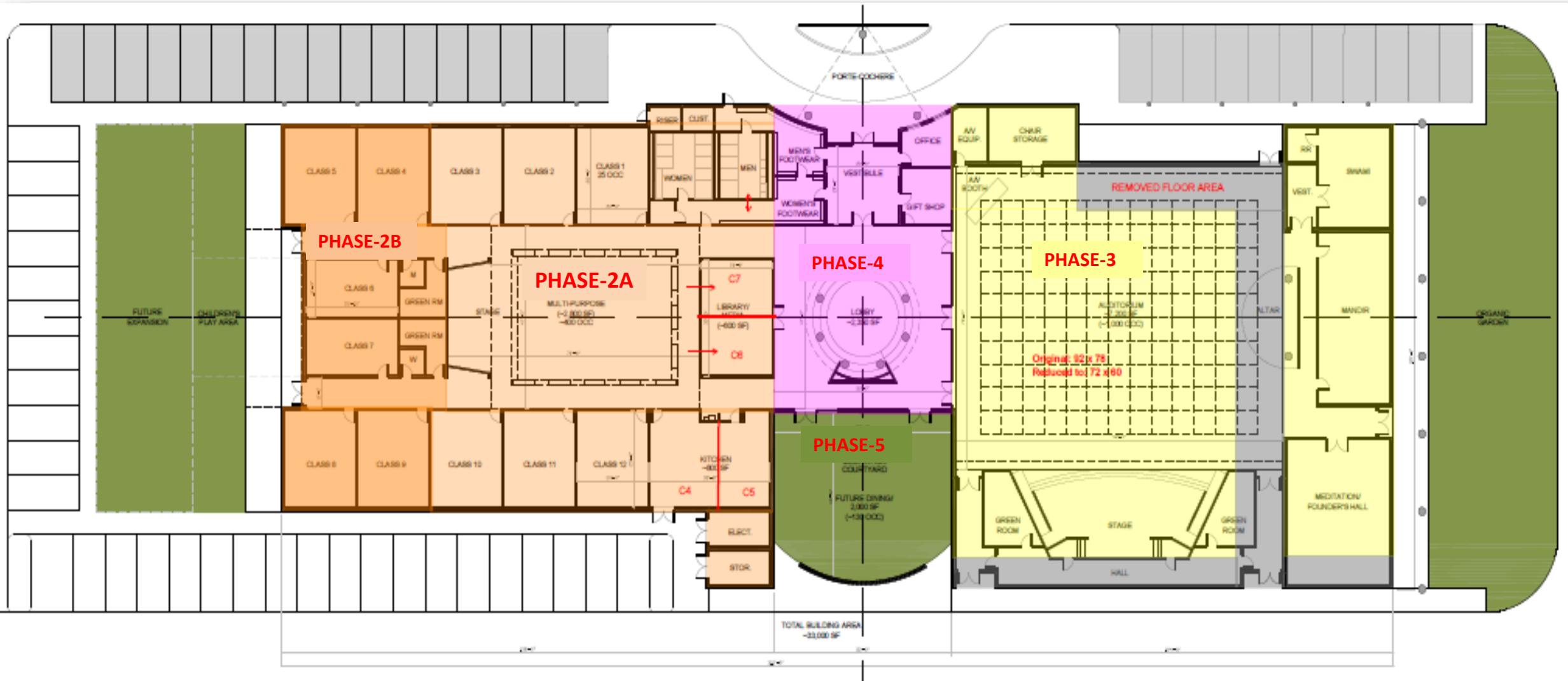
Consistent with goal, building construction will be executed in five phases based on availability of funds.

Building Construction Phases

- **Phase 1** – Land Development & Parking Lot construction
- **Phase 2A** – SSE Classrooms & Multi Purpose Hall, Kitchen
- **Phase 2B** – Additional SSE Classrooms & Library
- **Phase 3** – Bhajan Hall, Altar, Mandir Meditation Room & Stage
- **Phase 4** – Lobby, Library & offices
- **Phase 5** – Foyer, Dome, Dining Area

This phased construction approach will allow Souls to better manage any financial risk associated with the project and provide a very basic facility for use in two years.

BUILDING FLOOR PLAN - PHASING



Estimated Building Construction Costs

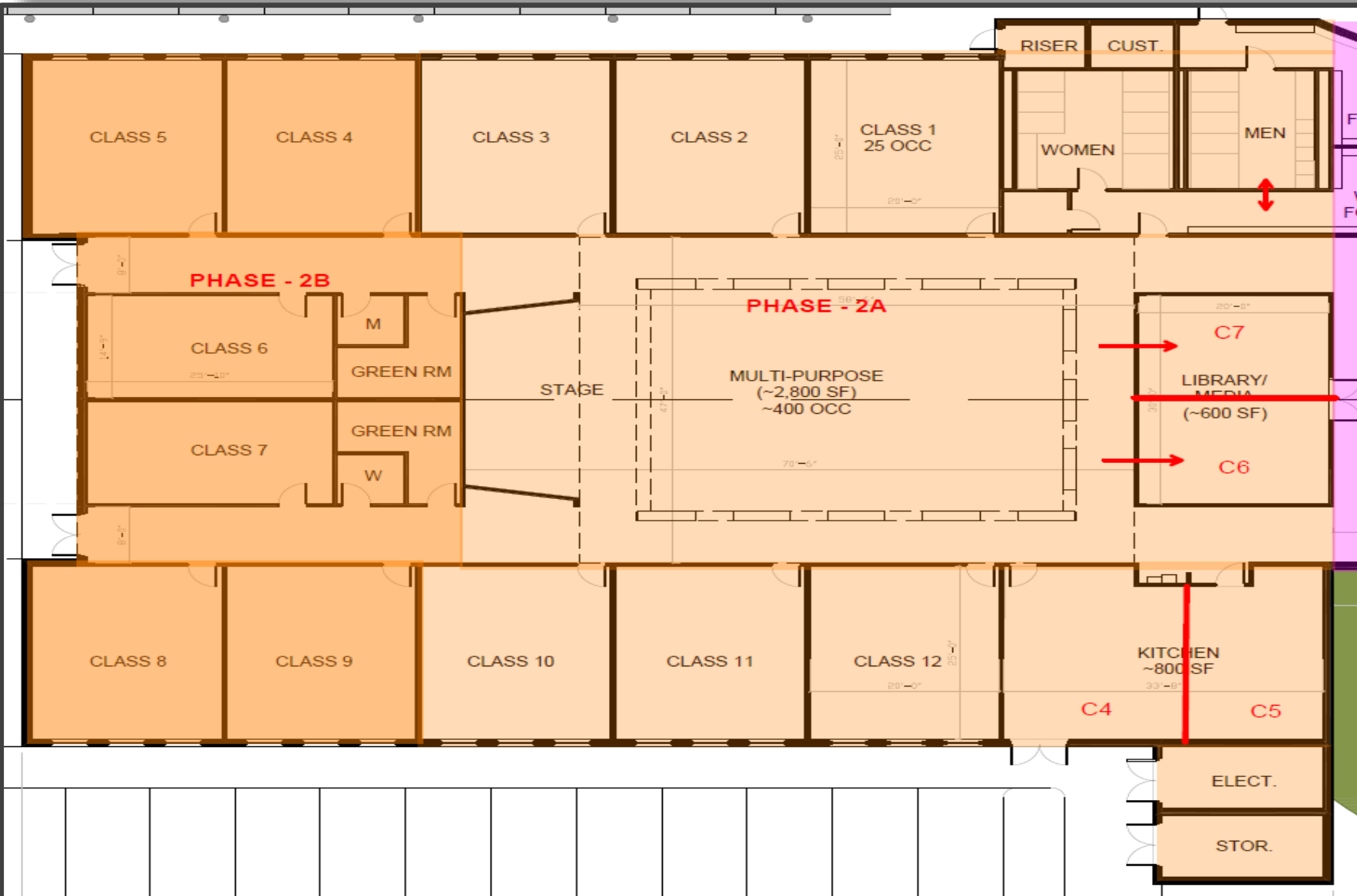
Our goal is to construct a fully functional facility at the lowest possible cost

Phases	Description of Phases	Plan Sq. ft	Estimated Cost
Phase 1	Land Development & Parking Lot construction		~0.85M
Phase 2A	SSE Classrooms & Multi Purpose Hall, Kitchen	9,692	2M – 2.6M
Phase 2B	Additional SSE classrooms & Library	3,880	
Phase 3	Bhajan Hall, Alter, Mandir Meditation Room & Stage	10,473	1.5M – 2.1M
Phase 4	Lobby & offices	3,152	0.4M – 0.6M
Phase 5	Foyer, Dome, Dining Area	2,000	0.3M – 0.4M
	Total Estimated Building Construction Cost (no Land)	29,197	4.3M – 5.8M
	Total Estimated Construction cost with Land		5.2M – 6.7M

Note:

- 1. These are high level cost estimates only for planning purposes. More reliable cost estimates will be obtained from building contractors once the building design and architect drawings are completed.*
- 2. Funds for Phase-1 (land development and parking lot construction) is secured through SOULS & Partner commitment*
- 3. Estimated building construction cost per sq. ft. range from \$150 to \$200 per sq. ft.*

BUILDING FLOOR PLAN – PHASE 2 (SSE WING)



Cost/ Sq. Ft	@\$150	@ \$200
Sq. Ft.	9,692	9,692
Phase 2A	\$1,450	\$1,900
Sq. Ft	3,880	3,880
Phase 2B	\$580	\$770
Total	\$2,030	\$2,670

OUR MOVING FORWARD OPTIONS

- ❖ SSE wing is our initial priority and all we need is \$1.5 to \$2.0 million to make this project a reality!
- ❖ *We can achieve this in the following way:*
 - Complete the land development using available funds and partner commitments
 - Using land as collateral and individual guarantees as needed negotiate a construction line of credit (to be converted to a mortgage loan upon completion of construction)
- ❖ *Any interested in knowing more details is welcome to contact SOULS Executive Committee*
 - souls.exec@gmail.com

SWAMI'S TALK ON UNITY

<https://youtu.be/kcPBfYmlQ10>



Unity brings about welfare. Any stupendous and Himalayan task can be accomplished.

Salfication

- Bring the physical aspect of Prashanthi Nilayam to Prashanthi Dham
 - *Sai Kulwant Hall*
 - *Mandir/Bhajan Hall*
 - *Meditation Room*
 - *Swami's Room*
- Plan for needed design elements – what, when & where
 - *List of items/materials*
 - *Sourcing information*
 - *Order Schedule*
- Form a team to design, evaluate, plan & schedule



PROJECT AWARENESS

Website

- Redesigned site: www.saioutreach.org
- Need help to maintain the SOULS website

Membership

- Every individual (18+) of a family must register to be a member
- Current members List (164)
- I am interested list (100+)
- Membership link is at www.saioutreach.org/contact-us/

At this juncture of the project, it is very heartening to see many members to participate and take advantage for the opportunity given to us by Swami.

This is humble request to all the members to join this project and enjoy working on Swami's project. Your love and support creates synergy in successful completion.

Pass the status and progress to your fellow Sai family, friends and others whom you think may be interested

COMMENTS and ANNOUNCEMENTS

- Next Members' meeting
- Open discuss – Q&A
- Any new agenda items for next meeting
- Actions & Feedback

ADJOURNMENT

The success of this project lies within us. A deep sense of unity and commitment from all will substantially strengthen our ability to complete this project.

**Bhagawan, Take Our Love, Let It Flow To Thee
Take Our Hands Let Them Do Thy Work Constantly
Take Our Souls Let Them Merge In Thy Holy Light
Take Our Minds, Make Them Pure Perfect In Thy Sight
May Our Thoughts, Born Of Thee, Guided From Above
Make Us All, Bhagawan, Instruments Of Love**

ADJOURNMENT

- SOULS General Body meeting adjournment



Dedicated At The Lotus Feet