

ANNUAL GENERAL BODY MEETING
MINUTES OF MEETING DATED 15.10.2023

- 1) Proceedings of the Annual General Body Meeting for the FY 2022-23 of Casagrand Miro Owners Welfare Association held on 15.10.2023 at the Party Hall, Miro Club House, Mannivakkam, Chennai 600048
- 2) As per the AGM Notice dated 1st September 2023, the AGM was scheduled on 24th September 2023. The meeting was scheduled to start at 4PM. However due to lack of quorum till 5PM, the AGM scheduled on 24th September was adjourned by the president. The AGM was rescheduled for 15th October 2023 at 4PM. Maximum members convened at 4.30PM, hence President took the chair and the meeting started. A total of 108 members present.
- 3) Following Members of Managing Committee were present.
 - a) Shri Abdul Kalam K, President in the chair
 - b) Shri SivaPrakash R, Vice President
 - c) Shri Pradeep Antony Raj A, Secretary
 - d) Shri Suresh Kumar G, Joint Secretary
 - e) Shri Muthukumaran S, Treasurer
- 4) Following Members of Executive Committee were present.
 - a) Shri Sakthivel S
 - b) Shri James Asir Stephan J
 - c) Smt Sharmila Banu
 - d) Shri Pradeep Sabastian A
 - e) Smt Sudha Abiramasundari
 - f) Shri Ansker Fernando
 - g) Shri Suresh Kumar
 - h) Shri Rajkumar Arumugam
 - i) Shri Yuvarajan B
 - j) Shri Ramakrishnan A
 - k) Shri Ranjay Kumar Choubey
 - l) Shri Venkataramani R
 - m) Shri Manikandan Damodaran

- n) Shri Ganapathy Manikandan K
- o) Shri Hariharan M
- p) Shri Gopikrishnan G
- q) Shri Gopi Anand K P
- r) Shri Vasanth Kumar R
- s) Shri Baskaran J
- t) Shri Karthikeyan J
- u) Shri Jaya Sivasankar G

- 5) List of Association Members who attended the AGM is annexed as **Annexure I**
- 6) At the outset, President welcomed all the members of the Association. Followed by Thamizh Thai Vazhthu.
- 7) Opening address by the President: President again welcomed all the members. He stated that secretary will take over from there for agenda and various events organised.
- 8) **Secretary Report on the activities of the Association:** The secretary presented the Annual reports detailing various activities undertaken by the Association. **Annual report 2022-23 was adopted by the GB** after the required clarifications provided for the queries raised by the members. Refer **Annexure II**.
- 9) **Audit report 2022-23 was presented and the same was adopted by the GB** after the required clarifications provided for the queries raised by the members. Refer **Annexure II**.
- 10) **Revised maintenance cost from October 2023 to September 2024 was presented by Vice President and adopted by GB** after the required clarifications provided for the queries raised by the members. Refer **Annexure II**
- 11) **Maintenance payment invoice for the month of Oct-2023 has already been raised. Hence a separate invoice will be**

raised for the difference in the revised maintenance amount and the old amount before-29.10.2023.

- 12) **Deficit Amount details was presented by Vice President and adopted by GB** after the required clarifications provided for the queries raised by the members. Refer **Annexure II**.
- 13) **Deficit amount will be collected in 6 instalments (Oct'23 – Mar'24) as approved by GB** through voting process. Refer **Annexure II**.
- 14) **Bylaw amendments proposal presented by Secretary and Vice president. After the detailed discussion, proposed bylaw amendments were approved by GB through voting process. Refer Annexure II.**
- 15) Mr. Balu Karuppaiya F block and Mr. Jeevanandam C block raised concerns over allowing proxy member to discuss during the AGM. **GB approved that proxy who are legal heirs (Spouse, Parents and Children (major)) residing inside Miro only are allowed for nominating themselves as speakers of AGM and participate in the AGM discussions.** Other relatives and tenants who are nominated as proxy's shall not be eligible to participate in the AGM discussions.
- 16) **Appointment of Auditor (Sreevidhya & Associates) for the financial year 2023-24 was adopted by GB.**
- 17) Mr. Jeevanandam C block raised concerns regarding appointment of auditors, engaging IIT Cube and ratification of CC members elections. Clarification was provided for the same by Secretary and Vice president.
- 18) Mr. Aravind A block raised concerns over time delay on the Miro Signage board. He expressed his interest towards providing support and extend his expertise. Clarification provided by President.

- 19) Mr. Jeevanandam C block raised concerns over CC members joining date, 6 CC members resignation, New EC members inception details and asked to provide only the activities in the annual report. Satisfactory explanation provided by the Vice President.
- 20) Mr. Manikandan A block raised concerns over vehicle movements through kids play area. Traffic committee to assess the possibilities and assured to provide solutions.
- 21) Mr. Kasinathan C block expressed his views on proposed joint treasurer post. Satisfactory explanation was provided by Vice President.
- 22) Mr. Jeevanandam C block suggested to have minimum 7 CC members and maximum of 31 CC members to resolve the lack of attendance by EC members to achieve the quorum.
- 23) Based on mutual discussions with the members, two additional joint secretary post was proposed and accepted by all members instead of having one joint treasurer and one Joint Secretary.
- 24) Mr. Satya F block requested for energy audit and to monitor the energy consumption to have check on the commercial bill. Association acknowledged the request.
- 25) Associations efforts for reducing the commercial EB bills was explained by president, which includes proposal for Solar panel, discussions with TNEB and other revenue generation activities.
- 26) Mr. Neethivarman G block raised concerns over GYM equipment's maintenance and proposed to have AMC for effective maintenance. Association acknowledged the request and assured to provide solution on the same.
- 27) Mr. Ansari from C block raised queries on the balance corpus fund (Rs. 10.75L) to be received from CG and requested for additional revenue generation to reduce the maintenance cost.

President explained the battle going on with CG for STP handing over. Citing the STP handing over CG is delaying releasing the balance corpus fund. Further revenue generation will be possible only based only on the AGM approval and cooperation from the members.

- 28) Mr. Jeevanandam C block requested to include STP/WTP expenses on variable cost. Also requested the reason for Adonmo rental reduction. Association acknowledged the concern and assured to look alternative for Adonmo.
- 29) Mr. Kasinath C block suggested to split the IFM operations to different vendors. Secretary explained the pros and cons of the same.
- 30) Mr. Jeevanandam C block indicated to include receivables from CG for main utility pipe work of Rs.40,000 and amend the deficit amount accordingly.
- 31) As approved in the AGM ,IIT cube will access the structural stability of the buildings .The Building structural assessment cost invoice (2083 INR / Unit) will be raised in the month of Nov'23.
- 32) Voting started at 7.30PM. The results were announced at 8.30PM. Refer **Annexure III**.
- 33) AGM ended by 8.45PM with the vote of thanks by President and Secretary.

Prepared by

(A Pratheep Antony Raj)
Secretary/CGMOWA

Approved by

(Abdul Kalam K)
President/CGMOWA

