

7<sup>th</sup> July 2024

## Special General Body meeting (SGM)-Minutes of Meeting (MOM)

**Date and Timings : 7<sup>th</sup> July 2024 (Sunday ) , 5 pm to 8 pm**

**Total Attendees: 121 (Please refer Attendees list )**

- 1) The President inaugurated the meeting at 5:15 pm with 110+ members present during that time
- 2) The Secretary briefed about the agenda of the SGM as mentioned below

### SGM Agenda

1. EB Charges Reduction Proposal – R.Sivaprakash – Vice President –CGMOWA
  2. Revenue Generation Proposal – R.Sivaprakash - Vice President –CGMOWA
  3. IIT Cube assessment Update – Pratheep Antony Raj- Secretary-CGMOWA
  4. Pigeon Issues resolution discussion – Abdul Kalam- President –CGMOWA
- 3) As per agenda , Vice President presented the EB Charges reduction proposal detailed presentation including Key actions ,benefits and Timelines
- EB Tariff change from Commercial to Common Domestic for Entire Clubhouse amenities including swimming Pool and Load reduction from 147 KW to 49 KW
  - New Commercial EB connection: 30 KW for connecting the loads of Supermarket and Facilities additions in future like ATM, Coffee shop and Salon .... Which needs to be in Commercial tariff
  - Proposal Implementation cost estimated as Rs. 3 lakhs which includes obtaining of New Commercial EB connection, WTP Load connection to B Block for load balancing
  - Savings expected by Implementing this Proposal is 1.15 lakhs approx. which in turn reduce Monthly Maintenance cost of Rs.300 per Flat
  - Please refer enclosed SGM presentation for detailed inputs of EB Charges reduction proposal
- 4 ) Vice President presented the Revenue generation proposal including Proposed location as mentioned below (Please refer enclosed SGM Presentation for detailed inputs of revenue generation proposal
- ✓ ATM
  - ✓ Tea,coffee,fresh Juices ,snacks and Chats shop
  - ✓ Men and Women Salon shop
  - ✓ Tuition Center

## 5) Revenue Generation Proposals

**ATM:** Implementing a ATM near ACT room which is near J block.

**ATM sponsored by the bank: Bank of Baroda**

**Expected Rent including Maintenance cost: 21,000 /month.** This facility is exclusively for MIRO residents only. **The EB charges which will be incurred by ATM server machine will be paid by the vendor itself.**

**\*\*\*\*\* The below 2, 3, 4 vendors will be decided based on the closed Tender process \*\*\*\*\***

1. **Refreshment shop:** This is planned / proposed near club house entrance. This will be based on best tender and the tender process will be a closed tender organized by the respective committee members.
2. **Men's & Women's Salon:** The salon is proposed to be placed in the below locations prescribed by most of the owners during the last meeting.
  - Men's salon: **Room near the A block to B block intersection point (I care Room).**
  - Women's Salon: **Room near E block EB room.**
3. **Tuition Center:** This is proposed to happen in the Room in Crèche.

### **Pigeon Issue Discussion & Voting Sheet Explanation:**

- Pigeon Issue resolution discussion was prioritized by the president and discussion started and explained about the impact of pigeon issue as a health hazards.
- President added further that the pigeon issue is a common issue and asked/requested to vote their options accordingly.
- Both President and VP explained that once the voting / poll results are out with respect to pigeon issue, association will decide next steps on the action items which was already explored by A block owners and try to accommodate the same across all the blocks if possible and makes sure that the pigeon issue will be treated of high priority.
- VP explained the election voting sheet and explained each and every point in it.

### **IIT Cube Assessment updates:**

- 1) As per Agenda, Secretary explained the latest update on IIT cube assessment. Last time when the IIT officials had visited MIRO, the quotation was around 8 lakh rupees approximately for doing the tests on Structural and non-structural stability.  
**Manikandan and Sakthivel** from A block was of a great support in following up on the same with IIT officials.

- 2) There was a call with IIT cube CEO last week and the call has got recorded which is yet to be received in our end. IIT CEO has duly accepted that the MIRO project would be taken into priority and he had requested for additional documents which is to be required to proceed with further testing.
- 3) As per the last inspection with MIRO on Nov'23, they have given verbal approval that MIRO is good with structured stability. The non-structural inspections are yet to be done which is a whole process of IIT Cube assessment right from plastering quality to the paint used in the outer walls.
- 4) There will be a revised quote on the new tests that would be taken for assessing the property structure and other materials which might be the same amount or might be lower than that or higher than the previous quotations.
- 5) President updated that the documents shared by CG is not sufficient and still fighting with CG to get the same. There is a CAD file which will give the blueprint of the site which is not shared by CG and that is considered as main document for doing the tests.

***Key decisions taken in SGM***

**EB Charges reduction proposal and all 4 revenue generation proposal presented in SGM had been approved by GB through Voting process .(Voting results summary enclosed for your reference )**

**GB Approved the Inclusion of Pigeon issue resolution and its cost in the scope of association through Voting process (Voting results summary enclosed for your reference)**

**Meeting ended with Vote of Thanks by Secretary**

**A.PRATHEEP ANTONY RAJ,**

**Secretary/CGMOWA**