

CASAGRAND CRESCENDO APARTMENT OWNERS ASSOCIATION (CCAOA)

Notice/Call for CCAOA Management Committee meeting on 22st Aug 2025

Date 15-Aug-2025

Dear CCAOA members,

The Executive committee (previously called governing body) is meeting yet again to pass actions and accept proposals listed on this agenda – All owners & residents/tenants (as applicable) are encouraged to reach out to your Block ECs and share your views as they prepare themselves to assist the Secretary and Treasurer to roll out this task empowered in the bylaw. **The agenda for the Hybrid EC meeting on 22st August 2025, is to table the below topics formally with appropriate owners' participation as feedback to your block ECs in the next seven days.**

We also seek your consent/approval through your Block ECs to approve the topics agenda and expenditures on no. 1 and no. 14.

As a gesture to be available to explain the EC meeting agenda and actions we can set up one or two block-wise meetings for owners to ask and clarify doubts if any, to the respective working committee. The various committee members will be present (based on their availability and personal commitments) along with your block ECs to explain topics mentioned below. However, feel free to reach out to your ECs any time as you would normally do. The Block ECs may please reach out to the working comitee chairpersons to clarify their team working for the benefit of feedback and understanding from other members.

We urge that Block-wise meetings be conducted with invitations extended to the appropriate Working Committee members, so that accurate explanations can be provided on agenda topics, as not all Block ECs may be equipped to address matters requiring specific expertise within the Working Committee.

The management committee MC (Office bearers and Block EC members) lists these 18 agenda items on MC meeting for 22nd Aug below,

The vote will be carried out on agenda 1 and 14 by the Block ECs after posting their decision on the Vote in their blocks.

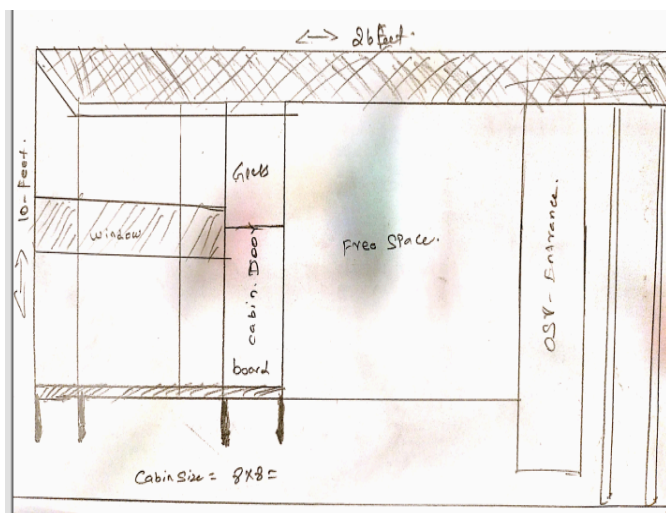
ROLE in CCAOA MC	Name	Apartment	Approval for Security Cabin at gate 1 Welfare for employees one meal a month ¹⁴	Attendance <small>Y-physical attendance N- Did not attend YO- attended online.</small>
President	A.Umapathy	E502		
Vice president	Vaishnavi Natarajan	F1108		
Secretary	Arulmani	A1502		
Joint secretary	Anbarasan C.N.A	C302		
Treasurer	Somu Nair	D1304		
A block EC	A.Sivakumar	A205		
A block EC	Dr. Anuradha Agarwal	A1505		
A block EC	Sudhakar Maddirala	A602		
B block EC	Isaac J Praveen	B2002		
B block EC	Shailesh Panchal	B503		
B block EC	Navaneetha Krishnan	B1201		
C block EC	G. Balasanthanam	C803		
C block EC	Jayaseelan	C504		
C block EC	Mr. Nepolean	C701		
D block EC	Ashok Kumar Dayalababu	D1502		
D block EC	Srinivasan. S	D1202		
D block EC	Dinesh	D		
E block EC	Harishankaran DS	E1302		
E block EC	Nagarani	E703		
E block EC	Krishna Reddy	E702		
F block EC	Ajoy Mathew Arimbur	F708		
F block EC	Malathi. D	F201		

F block EC	Vijayalakshmi Manikandan	F1102		
Non CCAOA members invited to attend the GB meeting				

The management committee (Office bearers and Block EC members) list these agenda items on the meeting for 22nd Aug as below,

1. Security Cabin proposed to complete on labour contract

Security cabin and shed cost L1 quote is INR 149500 with GST on materials . Will be managed as labour and material cost . Other quotes are expensive as its a contract basis not labour contact. This will require owners 7 day information and voting.



Security Cabin shed work cost details						
		Crescendo Cost	Vendor-1	Vendor 2	Vendor-3	Vendor-4
Particulars	Qty	Rate	Ragupathi welding work	Thanvanthri sky lite	Mallies shed	no name
1 Materials charge	600.sqft	55000	102025	195000	226250	134000
2 Shed work labour charge	600.sqft	24000	including	including	including	including
3 Shed door and window work	50 .sqft	17500	Not Mentione	Including	including	including
4 Platform checkerd ply work materials ans labour	70.sqft	12500	30000	135000	39250	Not mentione
5 Base civil work labour and materials	lumpsum	20000	Not Mentione	0	15750	Not mentione
6 Painting charges	lumpsum	7500	Not Mentione	Including	including	Not mentione
	Total	136500	132025	330000	281250	134000

2. Replacement of Doors on D and E block with only slight improvement

The D and E block lobby doors there is a proposal to replace it for INR 62018 + GST

This is similar to earlier door with additional lock mechanism to prevent high wind impact. (currently under review by technical committee and other options are serious design improvements and are very expensive and we cannot get the validity of the design Change /improvement. Hence we are implementing the simple locking mechanism and replacing the door with existing features.

3. Passing of furniture relocation movement to F block.

Message to owners pasted below.

Subject: Proposed Relocation of Gaming Room Sofa to F Block Lobby – Request for Owner Feedback.

Dear Owners,

We are sharing this communication to seek your feedback and invite any objections, if any, regarding a proposal to relocate the sofa from the Gaming Room to the F Block ground floor lobby area.

Several residents of F Block have requested a seating arrangement near the lift lobby to assist elderly residents and others who may need to wait for the lift. Currently, no seating has been provided by the builder in this space.

As a potential solution, it has been proposed to relocate the existing sofa from the TV Gaming Room to the F Block lobby. This proposal was evaluated by the committee, and the following points were noted:

1. Cost Constraints: Purchasing a new sofa (approximate cost ₹40,000) was considered but is not feasible to be approved through the maintenance corpus. Voluntary contributions from F Block residents were suggested; however, as an association, we are unable to proceed with such block-specific asset additions.
2. Precedent Across Blocks: Other blocks currently do not have seating near their lift lobbies, although similar needs may exist. Approving this could set a precedent, which we may not be able to support uniformly across all blocks due to space and budget constraints.
3. Escape Pathway Concerns: There is a concern that placing a sofa in the proposed area may obstruct the designated emergency exit route (towards the east-side staircase) for F Block residents.
4. Gaming Room Usage: The Gaming Room has been deemed unsafe for unsupervised children due to lack of monitoring. It currently houses multiple seating units, and relocating one of the sofas will not render the room unusable.
5. Amenities Committee Recommendation: The Amenities Committee has reviewed the request and confirmed that they have no objection to removing one sofa from the Gaming Room, as it does not compromise the room's intended utility.

6. Infrastructure and Safety: There are no electrical points in the proposed location, reducing risks related to plug points or appliance use near the sofa.

7. Proposers' View: The residents proposing this relocation believe that the placement will not obstruct the passage or affect general movement in the area.

In light of the above, we are putting this matter forward for owner review and impact assessment. If you have any objections to this proposal, we request you to communicate the same via your respective Block EC representatives or write to the Association at the official email ID within 7 days of this notice.

In the absence of objections, the Association will proceed with relocating the Gaming Room sofa to the F Block ground floor lobby area after the stipulated period.

Thank you for your attention and cooperation.
CCAOA



Based on the above the Sofa from gaming room is moved to the F block passageway.

4. Car Parking

Dear Owners

Closing doors on ground floor of E block east side.B block north side .

These above mentioned doors that lead to a parking lot of two specific apartments have been repeatedly having the hassle of this door users who have been forced to use a narrow egress around the car parking impacting severely the parking.

It is proposed to close this glass door to avoid swingy and other personnel from using this shortcut that leads to no proper passage (apart from these specific car parking residents).

We also feel that this door being closed also saves the main lobby door from harsh winds leading to their breakage.

Considering no impact to owners we propose to close these two glass doors within 7 days from now on 4th July.

How this space with door can be used further for ATM or Ironing space or vegetable vendor etc is subject to separate proposals based on owner's request and barriers that need to be installed to protect the car parking area from these facilities (no decision made on that except closing the door). If there is opinion otherwise, please reach out to the B block ECs and E block ECs.

Regards

CCAOA.

Based on the above car parking, Number access doors from the lobby will be closed and the common area formed there off is made accessible for a common amenity that may be implemented by the

owner's proposal later. The partition for this will be made using the vendor to whom this area will be let out , with a 2-feet gap from the wall edge.

5. **Appointment of Society Manager**

Based on the owner's resolution and support at the HOTO EGM2. The position of the Society Manager has been created and interviews held and candidates selected. The note sheets have been made for the process and selection.

This has also been made after the recommendation of margin for employment wages by the finance committee.

Please find the note sheets attached.

It is further passed that any yearly increments or even lack of any increments will be passed in the GB meeting by vote.

Also, removal of the Society manager or the accountant is to be proposed by two executive committee members and voted in support majority. This is being passed to avoid management committee members misusing the role of society Manager.

It is proposed to include a life insurance cover not more than 10 months ' wages and a basic Medclaim policy into the remuneration benefits of our association direct employees. This is subject to budget clearance from the finance committee and this will be implemented.

6. **Medical emergency room preparation.**

In light of the increasing incidents of aged residents requiring medical attention and residents requiring medical first aid. It is proposed to designate the A block ground floor room (near notice board) as general medical emergency room.

The association shall install only a door in the area along with the other D and E block door replacement work and also a stretcher with a medical first aid cabinet.

We have further made a proposal to make this room into a full-fledged medical emergency room and the cost for this is requested to be shared and volunteering owners/Residents pool funding. This will be requested through a volunteer and association society manager will manage this facility once it has been set up. The association can manage within the maintenance budget placement of doors and locating the wheel chairs and stretchers alone.

The current proposal is to request owners for pool funding of this additional asset. (or) if owners can also contribute by bringing in established hospitals to fund this initiative.

S.no	Materials	Qty	Amount
1	Glass door	1	48000
2	wooden door		26000
3	sliding curtain for partiton		15000
4	wash basin with water line		15000
5	1ton split AC		35000
6	Pedastral fan		3500
7	table and chairs		12500
8	patient bed	1	21000
9	wheel chair	2	10000
10	small cupoard		7500
11	small fridge		11000
			204500

7. Clearing of water tanker bills to vendors and Water supply agency who is our apartment Owner

We have a pending water purchase bill of close to 1.54 lacs made by our builder due to their negligence of not maintaining the borewell and the pumps.

The builder had ordered water from KK water supply (we had earlier made payments of INR 44000 to the same water supplier).

The Water supplier does not see any deficiency in bore water as they are in the same vicinity and this has been shared by the vendor who is also the owner of the flat in our building.

We will be making this payment to the water supplier and submitting the request to RERA alongwith other expenses claimed for deficiency in building and builder forcing us to occupy incomplete project to escape delayed completion compensation.

8. Installing Sub meter for all lifts and Amenities

With a view to address management of Electricity consumption we will begin by managing the key consumers like WTP/ STP /Lifts / key amenities by fixing electrical sub meters.

9. Editorial Committee

The editorial committee has successfully rolled out the first issue of the Crescendo Chronicle. The transparency in the process for getting inward earnings from the site and magazine will be captured under separate head when ever a money payment is made . The expenditure of the Editorial comitee will be managed by SOP and no further than the mandatory hard copies printed. This will be for common some amenities and lobbies .

Please find attached the note from Editorial committee on this process.

1. Advertisements – Standard Rate Card

- **Front Page – Half:** ₹8,000
- **Full Page (3rd Page):** ₹5,000
- **Full Page (Any Other Page):** ₹4,000
- **Cluster Advertisement:** ₹600 (*A4 size along with 8–9 other brand ads*)
- **Half Page (Any Other Page):** ₹3,000

2. Discount Policy

Crescendo residents shall be eligible for a 20% discount on advertisements if the business is owned by them. This initiative is introduced as a goodwill gesture to encourage and promote in-house entrepreneurship within the community. This discount may be availed of only **once per publication**.

NOTE : This discount strictly only for Crescendo Residents.

3. Important Conditions

a) No advertisements that are discriminatory in nature, not family-friendly, politically inspired, or religious in nature will be accepted.

b) The Editorial Team reserves the absolute right to accept or reject any advertisement at its sole discretion.

10. The Top Floor low water pressure issues have been repeating, and the issue persists.

The owners have been asked to make a signature campaign and the draft has been shared. The Block ECs will request the owners for their signature and this will be followed up by a complaint for deficiency in consumer service against Dawning Developers /Casagrand at the consumer Forum.

Independent assessments have been made with two different agencies (experts) they all advise the line resistance and pressure drop are very high and the design is very poor and substandard. This will require significant re-work on water lines and routing.

11. KONE Lift AMC renewal

With repeated failures on the KONE lifts the vendor has been chased for actions since last September and escalations to KONE top management. Notwithstanding the relocation of the alarm and telephones (which the security needs to be trained to respond to) multiple parts were changed upon us insisting for the same as the lifts had been abused by Casagrand during construction.

We have negotiated and asked for the completion of a “Quality Inspection” with the objective to list out the right maintenance schedule /parts replacement interval as KONE till now has been replacing parts after they fail and there is no value in the AMC they provide. We have also negotiated and stopped any price increase till October 31st and we will extend the contract on same price till then.

Once the “quality inspection” report is done we will make a fresh contract and we have also got a price reduction of 1 month on the existing AMC contract as compensation for our grievances.

Please find attached the email and also the “quality Inspection” will begin 18th Aug 2025.

12. Block Issues for discussion:

A block

B Block

C Block

D Block

E block

F block

13. AGM for Sept 28th preparations and next election date oct 28th proposed.

The key AGM agenda for is the presentation of accounts and budget for the next year, which will be shared when available from the auditor. However, the AGM date itself will be Sept 28th, September 28th. The owners have supported no action on the reduction or change to the management committee structure, hence the current structure remains.

The Elections officer will be appointed at the AGM.

14. Proposal to offer one meal to all our employees (own and service workers on contract with CG IFM)

As a gesture to improve site welfare for workers, here we intend to offer one meal a month for all workers. This will improve morale and also set forth examples for the selection of two employees of the month from among them (who should also be regulars at our site).

This is estimated at around INR 5000 a month for meals and INR 2000 for two best performer award. This makes a cumulative expenditure of 84000 INR and hence requires the owner's approval for this expenditure. This will be subject to vote by the Owners through their Block ECs.

15. Chennai ROS (member registration) Chennai ROS (member registration)

We have registered 245 owners in ROS we have collected further 142 membership forms these will be updated in the coming days and your block ECs or the society manager will reach out for some mandatory information (next of kin name, your profession etc) . Owners to provide these to complete ROS registration.

16. Chair Purchase for association and Owners rental at party hall

As a measure to improve our assets and save money on rental expense . We have proessed the purchase of 40 Chairs for association and party hall use. We will slowly improve this to 150 Chairs. and key assests like Michrophone / speaking Dias (podium -with Mike stand).

As we have a society Manager now these can be better monitored and maintained, including rental and collection from owners).

17. Fact finding committee (request for the same).

The Bylaw has an established process for requesting a fact finding committee the owners are to use that feature and prepare a signed up request including proposals for the structure of this fact finding committee if such a fact-finding task needs to be recognised and executed. Please write to the president , CCAOA after meeting the minimum requirements laid out in the registered By LAW.

18. Delayed maintenance payment and defaulters.

As we have a full time society manager we are now able to implement the delayed maintenance payments as listed in the By Laws on all owners.

We have been maintaining this delayed payment interest on the builder NHO flats in the monthly Invoice. Going forward we will ask our society manager to maintain this on the NBH app The delayed payments beyond 22nd of the month will have a delayed payments intrest added to the next month

19. Any other business (to be filled before 21st August , please approach your ECs before for any preparation on the topics for minute discussion)

A)

B)

c)

General Rules for this GB Meeting

- We appreciate that some OBs and ECs may be busy on the day of the GB meeting. However, participation in the process is important. You may vote remotely on the day of the resolution by

calling the President/Vice President over the phone or by sending an email to the association email ID from your registered email ID (as per the membership form) on **21st August before 1800 hrs.** Your vote will be registered, listed, included in the MoM, shared with all owners, and filed.

- The President will address the meeting in person and will be available. In his absence, the VP will address it.
- The undersigned invites members of the following working committees to the GB meeting – Advisory Committee, Finance Committee. Please inform your intention to participate by **21st June by 1200 hrs** to help plan seating arrangements.
- The President and Secretary may convene this meeting in an online forum if it is deemed more suitable for managing the process due to any unforeseen circumstances.

Meeting key details

Venue - association room (forum will also be online for GB members and invitees).

Time - 2000 hrs. To 2130 hrs. on the 22nd of August 2025.

Invitees – Editorial Committee , Engineering Committee , Society Manager (as required).

Regards,

Secretary CCAOA.

For distribution in WhatsApp owners groups / Block groups /NBH forum and Owner email, it is owner's responsibility to forward to their tenants till the formal tenant register will be made with their communication details.