



CASA VIEW RESIDENTS ASSOCIATION (CVRA)

'PERSATUAN PENDUDUK CASA VIEW CYBERSOUTH'

(PPM-030-10-26092019)

NOTICE OF EXTRAORDINARY GENERAL MEETING (EGM) 2021

NOTICE IS HEREBY GIVEN that an EGM of the Association will be held as follows:

Date : **Saturday, 13th November 2021**

Time : **10.30 a.m. to 1.30 p.m.**

Venue: **Via Zoom** - Link to be provided later

Dear Residents,

During our AGM in February 2021, we decided to only carry out the AGM but only to present accounts to paying residents and take questions from Residents. We had promised to you that we will carry out a **'Mesyuarat Agung Khas'** or EGM later by this year to finalize all other pending matters/elections which we could not carry out at the said AGM due to the Covid-19 lockdowns and restrictions.

Unfortunately, the pandemic is not going to end anytime soon and currently we are still not allowed to have full in-person physical meetings with large crowds. The existing Committee members ("AJK") have decided to have the EGM via hybrid meeting (online & physical gathering) with some help from service provider. The AJK will be together at a location following SOP and the rest will be attending via ZOOM. The Agenda of the EGM is very specific and the Items up for deliberation are as follows:

(A) Status of AJK members & Election

No	AJK	Name of Committee member	Status
1	Chairman	Mohamad Faizal Bin Mohamad Radzi	Resign & not standing for re-election
2	Deputy	Lee Chee Wai (Jeff)	Resign & not standing for re-election
3	Treasurer	Poh Yin Leong	Resign & not standing for re-election
4	Secretary	Yohan Thomas Zachariah Arrangatt	Resign & not standing for re-election
5	Assistant Secretary	Liew Mun Teng	Resign & not standing for re-election
6	Committee Member	Lim Yee Fang (Kelvin)	Undecided
7	Committee Member	Sureshkumar Subramaniam	Undecided
8	Committee Member	SugunanG Kumar A/L Gnanasegaram	Undecided

The AJK members have been holding their positions for about 2 years and some of us have decided to tender resignation and give other residents a chance to serve the community.

After this EGM, the current line-up of AJK will continue to serve until the end of this year i.e., Dec 2021/January 2022. During the transition period, in the month of December 2021, the bank accounts held by CVRA will be passed on to the new Chairman and his/her team. There will be various meetings in December 2021 between the old team and new team to finalize handover.

According to constitution, the new team led by the new Chairman will then have to hold the Annual General Meeting (AGM) before 27th February 2022 by presenting his/her teams updates, proposed projects/activities/implementation of rules etc. to the residents during the AGM for year 2022.

(B) Presentation of Financial Status & Forecast on future projects

Enclosed with this Notice is the Audited Account for CVRA from 1st January 2021 until 30th September 2021. At this EGM, we will present to residents the financial status of CVRA as well as forecast of what we can do with the funds we have for e.g., landscaping maintenance of roads etc.

(C) Proposals to carry out Project with Funds available

We would like to take this opportunity to thank all residents who have diligently contributed to CVRA funds to enable us to continue to make Casa View a pleasant and safe place to reside. Currently our CVRA has some funds to be used for the benefit of all residents in Casa View. With the estimated balance of RM 450,000.00 total funds, security fees are our main priority and so a standby of minimum RM 150,000.00 need to be allocated for maintaining the security and guardhouse maintenance for at least 6 months in the event of any emergencies. The estimated balance of RM 250,000.00 to RM 300,000.00 are additional funds available to carry out certain projects for the benefit of Casa View residents. Due to feedback and concerns from residents, existing AJK have decided to present a forecast of projects we can carry out for the community as follows:

Item No.	Project	Estimated Cost based on quotation	Remarks
1	Appoint general contractor for general cleaning works on common areas monthly basis for whole of Casa View.	RM 8,000 on monthly basis. annual estimated RM 96,000 (landscaping on ad hoc basis)	<ul style="list-style-type: none">• Enhance cleanliness and overall beauty of Casa View.• Currently MPS only cut grass at common areas and not done frequently or professionally. If not done regular - bushes will grow home for snakes & lizards!!
2	CCTV for the whole of Casa View	RM 70,000	<ul style="list-style-type: none">• Enhance security in CV.

3	Back lane solar lighting and concrete pathway 1. Solar Light RM 130 x 140 Pole 2. Installation included concrete base RM 150 x 140 pole 3. Lighting Galvanize RM 140 x 140 Pole 4. Concrete Pathway	1. RM 18,200 2. RM 21,000 3. RM 19,600 4. RM 80,000	<ul style="list-style-type: none"> • Currently, night-time very dark and no light or pathway, also guards cannot patrol back lane. • Enhance security and look nice at night. • Subject to MPS or authority/resident approvals. • Item 1,2,3 can do together, and item No 4 can be done later or vice versa. • Total estimated RM138,800
4	Option for RFID tags for access card.	RM 15,000 for 100 cards.	<ul style="list-style-type: none"> • Some resident complaint the access card not sensitive. We have option to use RFID tag.
5	Street Repair Works at Casa View Rise up Syabas valve main hole	RM 50,000 RM 20,000	<ul style="list-style-type: none"> • Some roads in Casa View are sinking/water stagnant.
6	Guard House Entrance Feature Wall	RM 10,000	<ul style="list-style-type: none"> • Built design stole wall

We currently do not have sufficient funds to do all the projects at once so project will be done based on majority of votes. The highest number of votes will have the first priority followed by the rest.

Residents may also send in any proposals/motions via emails to CVRA at casaviewra@gmail.com **seven days (7) days** before the 13th of November 2021. Only proposals/motions will be presented to the floor for discussion.

(D) Online attendance & registration for this EGM

CVRA have engaged a service provider to manage the online meeting which will be done via ZOOM. A link will be provided closer to the EGM date. Only paying members who have updated their maintenance fees up to the month of 30th June 2021 will be admitted into the virtual meeting room and vote in election, proposals, or motions.

AGENDA

NO	Activity	Time
1.	Welcome speech by the incumbent President of Association and brief update on CVRA for 2021.	1030 a.m.
2.	Financial Reporting for year 2021 (Jan-September) <i>(via slides & power point presentation/excel) by Treasurer.</i>	1045 a.m.
3.	Proposed forecast & Budgeting for year 2021-2022. <i>(via slides & power point presentation/excel).</i>	1115 a.m.
4.	Vote on Proposed Projects – Refer to Items at Para C above	1145 a.m.
5.	Election for Resigning office bearers. Chairman Deputy Secretary Assistant Secretary Treasurer	1230 p.m.
6.	EGM Closed	130 p.m.

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From the Committee of Casa View Residents Association