

## Minutes Nordic Dream Paradise Condominium, Board Meeting 4-2017

Date: 12th May 2017

Time: kl. 19:00

Place: Skype Meeting in Norway.

Participants: Stig-Ove Floer, Odd Smith, Berge Husa and Olav Lindal

Task	Description	Responsible
	<b>Approve the agenda.</b> Approved, no comments.	
	<b>Approve minutes from last board meeting.</b> Approved, no comments.	
(1-2017)	<b>New Property Management Agreement with CFS Siam Company Limited.</b> <ul style="list-style-type: none"> <li>The new agreement is approved by the board and signed by Odd</li> </ul>	OK
(3-2017)	<b>Maintenance and Repair</b> <ul style="list-style-type: none"> <li>The board decide to prioritize the following tasks.           <ol style="list-style-type: none"> <li>Service contract with Kone Co. Ltd. for Kone elevator in Dream.</li> <li>Service contract with Sanyu Co. Ltd for Sanyu elevator in Little Dream.</li> <li>Temporary, quick repair of the swimming pool, low budget.</li> <li>Repair of the water gutter or the downpipe on the corner of Dream roof, facing Little Dream.</li> <li>Mount a new tile and check for loose tiles on the outside of the wall facing Little Dream.</li> <li>Replace or mount the loose lamp hanging outside on the same wall.</li> <li>Check the roof on Dream for any water leakage and repair any damages to prevent this to happen again.</li> <li>Service and repair of the water pressure pump system in Dream for the water pressure in 4th and 5th level of the building.</li> </ol> </li> </ul>	OK CFS OK  Odd Odd Odd  CFS CFS
5-2017	<b>Elevators.</b> <ul style="list-style-type: none"> <li>Sanyu Co. Ltd. refused to service the elevator in Little Dream due to change of Control Cabinet not manufactured by Sanyu.</li> <li>Estimated cost to replace the Control Cabinet is approx. 100.000,- Bath.</li> <li>The board will get in contact with New Nordic regarding this modification.</li> </ul>	Olav
6-2017	<b>Payment from Co-Owners.</b> <ul style="list-style-type: none"> <li>The board will email all the owners one more time regarding payment of common Service Fee.</li> <li>The board will also remind all the Co-Owners regarding missing Service Fee and payment for electricity.</li> </ul>	Odd and CFS  Stig-Ove
7-2017	<b>Parking.</b> <ul style="list-style-type: none"> <li>The board will email all the Co-Owners regarding parking.</li> <li>CFS will provide new stickers for all vehicles and update the existing list.</li> </ul>	Odd and CFS Stig-Ove
8-2017	<b>Invoice from New Nordic.</b> Invoice number MN-170414 was approved by the board and will be paid asap.	Stig-Ove
<b>Other matters</b>	<ul style="list-style-type: none"> <li>NDPC House Rules must be laminated in plastic for bulletin boards in both buildings.</li> <li>Information regarding instructions for rental in NDPC and penalties will be given to all the Co-owners asap.</li> </ul>	Odd  Stig-Ove

Task	Description	Responsible
	<ul style="list-style-type: none"> <li>Solutions to save common electricity will be implemented asap.</li> <li>Procedures for updating information to be posted on the web site.</li> <li>Distribution of post.</li> <li>Damages on the outside wall close to the pump house must be followed up.</li> <li>In some of the apartments new cracks was found inside and on the balconies properly due to construction work. The chairman of the board will e-mail New Nordic and Mr. Kurt Svendheim (CEO) regarding this issue.</li> <li>TV signals, clean up in technical rooms, bad remounting of lamps in the corridors after installation of WiFi and optical cables will be on the agenda with New Nordic.</li> <li>Procedures regarding keeping dogs in the Condominium must be made.</li> <li>The Chairman of the board will get in contact with New Nordic by email and ask for the service agreement with Kone Co. Ltd.</li> <li>The secretary will have the responsibility for filing all the original agreements, documentation and minutes of the board meeting on behalf of the condominium.</li> </ul>	<b>Stig-Ove &amp; Olav</b> <b>CFS</b> <b>Olav</b>  <b>Odd</b>  <b>Stig-Ove</b>  <b>Olav</b>  <b>Odd</b> <b>Stig-Ove</b>  <b>Olav</b>
	<b>Next board meeting will be held on skype the 8<sup>th</sup> of June at 19:00</b>	<b>Stig-Ove</b>



Olav Lindal, secretary.