

# 2021\_1 – Minutes Nordic Dream Paradise Condominium Board Meeting

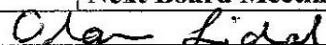
Date: 21<sup>st</sup> January 2021

Time: 17:00 / 23:00

Place: Skype, Norway and Thailand

Participants: Stig-Ove Floer, Odd Smith, Svein Karlsen and Olav Lindal

Task	Description	Responsible
	<b>Approve the agenda.</b> Approved, no comments.	
	<b>Approve minutes from last board meeting.</b> The minutes from last Board Meetings was approved, no comments.	
(3-2018)	<b>Cracks</b> <ul style="list-style-type: none"> <li>The Board will follow up this matter and is still waiting for New Nordic to reply after several reminders.</li> </ul>	New Nordic & Varaporn
1-2021	<b>Balance Sheet / Cash flow.</b> <ul style="list-style-type: none"> <li>Co-Owners overdue payments is currently THB 1.45M.</li> <li>The Board will strongly encourage the Co-Owners to pay the outstanding ASAP.</li> <li>Interest on overdue more than 6 months is set to 20% annual by the AGM in 2020.</li> <li>CFS will provide balance sheet from 1<sup>st</sup> January – 31<sup>st</sup> May 2020. All relevant documents will be handed over to the new Service Provider.</li> </ul>	Varaporn & Svein  Varaporn & Stig-Ove
(2-2019)	<b>Water supply in DP and LD</b> <ul style="list-style-type: none"> <li>Service Manager was trying to achieve a yearly service agreement, unfortunately this was not possible, however a minor leakage located at DP loft will be repaired ASAP.</li> </ul>	Varaporn & Olav
(4-2019)	<b>Procedure regarding outstanding payments.</b> <ul style="list-style-type: none"> <li>The Board will follow up Service Manager regarding forced sale of affected units.</li> </ul>	Varaporn
2-2021	<b>Repair and Maintenance</b> <ul style="list-style-type: none"> <li>The Board strongly recommend the Co-Owner at 5<sup>th</sup> floor to choose another type of tree that are better suitable for balconies.</li> <li>The floor covering in DP lift will be replaced and the surface repaired.</li> <li>The door to the outside WC will be modified for better ventilation.</li> <li>CCTV system in DP is repaired and upgraded. New installation is completed in LD, outside and in parking area.</li> <li>The board has approved a quotation for minor repair of the swimming pool edge.</li> <li>The board has approved a quotation regarding construction of new Security Hut.</li> </ul>	Varaporn & Olav
(7-2020)	<b>Covid-19 pandemic</b> <ul style="list-style-type: none"> <li>Service Manager will keep the board updated and ensure the implementation of the measures in force at any given time, determined by the Royal Thai authorities.</li> </ul>	Varaporn
(8-2020)	<b>AGM</b> <ul style="list-style-type: none"> <li>The board has unanimous decided to postpone the AGM until further notice. ( Refers to case 7-2020)</li> <li>Service Manager will present the financial report and the Auditor's report in good time before planned AGM.</li> <li>Annual report and all relevant documents will be sent all Co-Owners as normal.</li> </ul>	Varaporn & Stig-Ove
3-2021	<b>Management Agreement</b> <ul style="list-style-type: none"> <li>The board is looking into the Management Agreement in partnership with the Service Provider.</li> </ul>	Varaporn & Odd
Other	<ul style="list-style-type: none"> <li>NDPC's Web portal will be renewed and the revised payment instructions uploaded. The Board will provide revision guidelines and design, including one year maintenance.</li> <li>The board strongly recommend the Co-Owners to use flowerpots on the balconies. Damages on the building will be charged the Co-Owners in full.</li> </ul>	Varaporn & Odd
	<b>Next Board Meeting will be held on Skype 16<sup>th</sup> February at 17:00 / 23:00</b>	Stig-Ove

  
Olav Lindal, secretary.