

2021_2 – Minutes Nordic Dream Paradise Condominium Board Meeting

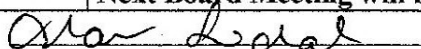
Date: February 16th 2021.

Time: 17:00 / 23:00

Place: Skype, Norway and Thailand

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

Task	Description	Responsible
	Approve the agenda. Approved, no comments.	
	Approve minutes from last board meeting. The minutes from last Board Meetings January 21 st was not approved and postponed.	Board
(3-2018)	Cracks <ul style="list-style-type: none"> The Board will follow up this matter and is still waiting for New Nordic to reply after several reminders. 	New Nordic & Varaporn
(1-2021)	Balance Sheet / Cash flow. <ul style="list-style-type: none"> The board was looking into the balance sheets received from CFS (January – May) and Varaporn Law Office and Accounting. Co-Owners overdue payments is currently THB 1.48M. NDPC capital is per January 2021 THB 1.1M. Unidentified payments in 2017 – 2019 is THB 123.000. The board has approved a quotation from BKK Bank to identify this payments. The board member who is normally staying long time in Thailand, is elected on behalf of the board to sign transactions in cooperation with Service Manager. The board will ask Service Manager to get in contact with New Nordic regarding future power supply to the rack in DP and LD. (Sale of WiFi and fiber connection) 	Varaporn & Svein Varaporn & Stig-Ove Varaporn
(2-2019)	Water supply in DP and LD <ul style="list-style-type: none"> A small water leakage on a pipe fitting, located on DP loft has to be repaired 	Varaporn & Olav
(4-2019)	Procedure regarding outstanding payments. <ul style="list-style-type: none"> The Board will follow up Service Manager regarding forced sale of affected units. 	Varaporn, Stig-Ove
(2-2021)	Repair and Maintenance <ul style="list-style-type: none"> The floor covering in DP lift will be replaced and the surface repaired. Construction of the new Security Hut is ongoing, and the building façade will match the NDPC as best as possible. The missing wood cover on the floor, located in DP ground floor will be installed. 	Varaporn & Olav
(7-2020)	Covid-19 pandemic <ul style="list-style-type: none"> 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. 	Varaporn
(8-2020)	AGM <ul style="list-style-type: none"> The board has unanimous decided to postpone the AGM until further notice. (Refers to case 7-2020) Annual report and all relevant documents will be sent all Co-Owners as normal. The board want some extra notes and some explanations regarding the balance sheets provided by CFS. 	Varaporn & Stig-Ove Varaporn & Svein
(3-2021)	Management Agreement <ul style="list-style-type: none"> Service Provider will shortly update the suggestions in the Service Agreement, within same price. 	Varaporn & Odd
Other	<ul style="list-style-type: none"> NDPC's Web portal will be renewed, and the revised payment instructions uploaded. The Board will provide revision guidelines and design, including two years maintenance. All technical rooms (electric) will soon be locked. The board is putting in place a procedure regarding entering the rooms by authorized people only. 	Varaporn & Odd
	Next Board Meeting will be held on Skype 4th March at 17:00 / 23:00	Stig-Ove


Olav Lindal, secretary.