

2020_5 – Minutes Nordic Dream Paradise Condominium Board Meeting

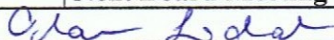
Date: 18th June 2020

Time: 18:00

Place: Skype, Norway

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 the two last Board Meetings was approved, no comments.	
(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. 	Odd & New Nordic
(5-2018)	Balance Sheet / Cash flow. <ul style="list-style-type: none"> The Board consider the present financial situation as good. There are still some owners outstanding payments, invoices are already done by mail The new Service Manager has presented the balance sheet per 1st June. Tracing unidentified payments has paid off and the list contain only three payments. In the future Co-Owners will receive one invoice every third month only, which includes service fee, electricity, and water. Common electrical and water expenses will be calculated and invoiced as before. The Board will ask CFS Siam to specify the cash flow in 2019. 	Svein Oou
(2-2019)	Water supply in DP and LD <ul style="list-style-type: none"> There is still some outstanding work to get the pump system in both buildings to operate automatically. The water systems and belonging pressure tanks in both buildings must be checked by authorized company followed by a yearly service agreement. 	Olav Oou
(4-2019)	Procedure regarding outstanding payments. <ul style="list-style-type: none"> The Chairman will follow up the process regarding sale of some units. 	Stig-Ove
(4-2020)	Repair and Maintenance <ul style="list-style-type: none"> The Board need a quotation regarding a fence in front of the storage for chemicals and is expecting a quotation from a company used before. Kone Co. Ltd. is providing service and certification of both elevators. Service Manager will provide quotations regarding issues after inspection 1st June. The Board will prioritize fire, safety, and escape issues. Termites is reported as a problem on wood materials at ground floor even after monthly pest control during the hole year. 	Olav Oou
(5-2020)	Change of Service Provider <ul style="list-style-type: none"> The Board is satisfied regarding the new service provider work, and responsibility. Report from the monthly inspection 1st June is received by the Board. The Chairman arranged Skype Meeting with the new service provider 16th June. The board was informed by the Service Manager about missing yearly inspection by City Hall. This is bad news and was a part of the previous agreement with CFS. Service Manager will discuss this matter with CFS and claim compensation due to missing action. 	Stig-Ove Oou
Other	<ul style="list-style-type: none"> The Board want NDPC account number and our web address printed on the invoice. Updated list regarding the Safety staff on duty. The list of useful phone numbers / contacts, and the Webpage, will be updated. All technical rooms in both buildings must be cleaned and all garbage removed. 	Oou Oou Odd Oou
	Next Board Meeting will be held on Skype during week 35 at 18:00	Stig-Ove


Olav Lindal, secretary.