

2020_7 – Minutes Nordic Dream Paradise Condominium Board Meeting

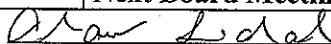
Date: 24th August 2020

Time: 18:00

Place: Skype, Norway

Partisipants: 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 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. | New Nordic & Odd |
| (5-2018) | Balance Sheet / Cash flow. <ul style="list-style-type: none"> Late payment of invoice trigger penalty interest 12% annually. Outstanding payment of invoices more than 6 months trigger penalty interest 20% annually and closure of electricity and water in accordance with Condominium Act, NDPC Bylaws and AGM decisions, the board cannot change that. The accounting overview provided by the new service provider is clear and good. The board want a joint invoice for service fee, electricity, use of water and yearly cable TV sent to the owners every 3 months and a reminder due to late or missing payment. | Oou & Svein |
| (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. Service Manager will provide a quotation regarding repair and yearly service agreement. | Oou & Olav |
| (4-2019) | Procedure regarding outstanding payments. <ul style="list-style-type: none"> The Board will follow up the process regarding sale of some units. | Stig-Ove |
| (4-2020) | Repair and Maintenance <ul style="list-style-type: none"> Extra washing of all common areas is desired to be carried out at the beginning of November as in previous years, which should be documented by photos. The board wants a quotation for necessary repair of the pool. Routines for simple maintenance tasks as well as an updated list of NDPC's tools and equipment should be provided. Technical drawings of the buildings as well as documentation regarding the upgrade of the electric earthing system in both buildings are missing and will be requested. | Oou & Olav |
| 6-2020 | House Account <ul style="list-style-type: none"> House account (550.xxxxx-5) will be terminated, and it is the individual owner's responsibility to follow up in cooperation with Service Manager. The new service provider, Varaporn Law Office and Accounting (Oou) offers this service as well. | Oou & Svein |
| 7-2020 | Covid-19 pandemic <ul style="list-style-type: none"> Service provider will keep the board updated and ensure the implementation of the measures in force at any given time, determined by the Royal Thai authorities. | Oou & Odd |
| Other | <ul style="list-style-type: none"> The board is strongly encouraging all Co-Owners to shut off the water supply when the apartment is uninhabited. There have been several cases of leakage due to fatigue failure or cracked shower battery next to the WC. The service provider confirms that mail is delivered by Thailand Post to NDPC security, which is responsible to put the post into the buildings mail shelves. | Co-Owners Oou |
| | Next Board Meeting will be held on Skype 2nd November at 18:00 / 23:00 | Stig-Ove |


Olav Lindal, secretary.