

# 2020\_8 – Minutes Nordic Dream Paradise Condominium Board Meeting

Date: 2<sup>nd</sup> November 2020

Time: 17:00 / 23:00

Place: Skype, Norway and Thailand

Partisipants: 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>	<b>New Nordic &amp; Odd</b>
(5-2018)	<b>Balance Sheet / Cash flow.</b> <ul style="list-style-type: none"> <li>NDPC's economic crises seems to be over for this time and the capital is current THB 1,5 million.</li> <li>The Board prioritize necessary maintenance in the best possible way, within budget.</li> <li>The financial year ends 30<sup>th</sup> November accordance decisions made by AGM.</li> <li>The Board encourages the Co-Owners to pay the property tax that was introduced last year. Varaporn Law Office and Accounting can take on the assignment if Co-Owners need any assistance regarding this.</li> </ul>	<b>Oou &amp; Svein</b>
(2-2019)	<b>Water supply in DP and LD</b> <ul style="list-style-type: none"> <li>Service Manager will provide a quotation regarding repair and a yearly service agreement.</li> </ul>	<b>Oou &amp; Olav</b>
(4-2019)	<b>Procedure regarding outstanding payments.</b> <ul style="list-style-type: none"> <li>The Board will follow up the process regarding sale of some units.</li> </ul>	<b>Stig-Ove</b>
(4-2020)	<b>Repair and Maintenance</b> <ul style="list-style-type: none"> <li>The Board has received a report from Service Manager regarding monthly and weekly inspections as well as an updated maintenance list. All priority task are completed as agreed and well done.</li> <li>Routine service on the Kone lift in DP triggered an invoice of almost THB 50.000, which the Board want a review of. The Board will ask the Service Manager to get in contact with Kone Co. Ltd. to request an overview of upcoming necessary replacements and major costs.</li> <li>The Board has received an offer from Service Manager regarding extra washing of common areas.</li> </ul>	<b>Oou &amp; Olav</b>
(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>	<b>Oou &amp; Odd</b>
8-2020	<b>AGM</b> <ul style="list-style-type: none"> <li>Annual General Meeting will be held on 18<sup>th</sup> February if possible. (Ref. task 7-2020)</li> <li>The Board will prepare proposals for the next year's budget.</li> <li>The service Manager will present the financial report and the Auditor's report in good time before AGM.</li> </ul>	<b>Stig-Ove Svein</b>  <b>Oou</b>
Other	<ul style="list-style-type: none"> <li>The Board will ask the Service Manager to publish a list of Co-Owners who has outstanding invoice for more then 6 months, accordance with AGM decisions. The list will be updated monthly and E-mailed all Co-Owners continuerly.</li> <li>Service Manager has renegotiated the agreement regarding cable TV at a good price, valid until June 2022.</li> <li>NDPC's Web portal will be updated and the revised payment instructions uploaded.</li> </ul>	<b>Oou</b>  <b>Oou</b>  <b>Odd</b>
<b>Next Board Meeting will be held on Skype 10<sup>th</sup> December at 17:00 / 23:00</b>		<b>Stig-Ove</b>

*Olav Lindal*

Olav Lindal, secretary.