

# 2020\_9 – Minutes Nordic Dream Paradise Condominium Board Meeting

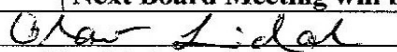
Date: 10<sup>th</sup> December 2020

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>Co-Owners overdue payments is currently THB 1.2M.</li> <li>The Board will strongly encourage the Co-Owners to pay the outstanding ASAP and reminds overdue more than 6 months will trigger closure of water and electricity.</li> <li>NDPC building insurance was renewed for one more year.</li> <li>Kone service agreement was renewed for one more year. (Elevator DP and LD)</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 Service Manager regarding forced sale of some units.</li> </ul>	<b>Oou</b>
(4-2020)	<b>Repair and Maintenance</b> <ul style="list-style-type: none"> <li>The Board has received several reports of concern regarding roots from trees penetrating the DP façade. The roots possibly come from trees planted by Nordic when the building was completed. However, there is only one tree left of this type.</li> <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>An inspection hatch will be fitted outside DP 104 on ground floor. All roots will be removed, and the façade repaired.</li> <li>Broken and loose tiles on DP walkway will be repaired or replaced.</li> <li>Necessary cement and painting work will be carried out continuously as needed.</li> <li>The pool top edge will be repaired to prevent sharp edges.</li> <li>Missing or broken exterior lamps on the outside wall will be provided and installed.</li> <li>The floor covering in DP lift will be replaced and the surface repaired.</li> <li>Broken DP telecom JB will be replaced, all cables to be inserted from the bottom.</li> <li>LD pump room door at ground floor will be hinged outwards, enable to be opened.</li> <li>The door to the outside WC will be modified for better ventilation.</li> <li>DP exterior flower bed next to the main door will be repaired and replanted.</li> </ul>	<b>Na &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</b>
(8-2020)	<b>AGM</b> <ul style="list-style-type: none"> <li>AGM will probably not be held on 18<sup>th</sup> February as previously announced. (7-2020)</li> <li>Service Manager will present the financial report and the Auditor's report in good time before planned AGM.</li> </ul>	<b>Stig-Ove</b> <b>Oou</b>
Other	<ul style="list-style-type: none"> <li>NDPC's Web portal will be renewed and the revised payment instructions uploaded.</li> <li>The Board will provide revision guidelines and design, including 1 year maintenance</li> </ul>	<b>Na &amp; Odd</b>
<b>Next Board Meeting will be held on Skype 21<sup>st</sup> January at 17:00 / 23:00</b>		<b>Stig-Ove</b>

  
Olav Lindal, secretary.