

2021_3 – Minutes Nordic Dream Paradise Condominium Board Meeting

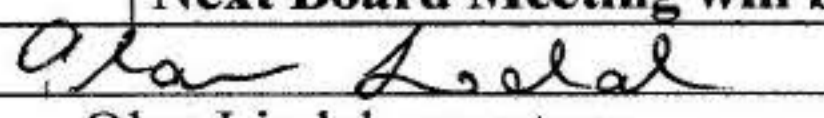
Date: March 4th 2021.

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. Minutes from Board Meetings January 21 st and February 16 th was unanimous approved.	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 Service Manager. Co-owners overdue payments is currently THB 1.3M. NDPC capital is per March 2021 THB 980 Thousand. The Board has received information from BKK Bank regarding unidentified payments. Varaporn wish to cooperate with CFS and New Nordic to find a good solution for all parties. Varaporn has on behalf of the Board approved online access in BKK Bank to follow the cash flow. Token and password will soon be available for the Board. 	Varaporn & Svein Varaporn & Stig-Ove Varaporn & Svein
(2-2019)	Water supply in DP and LD <ul style="list-style-type: none"> Two minor water leakages located on DP loft must be repaired. Varaporn and the Board will be responsible for a Quotation. 	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 Board want a quotation regarding replacement of floor covering in DP lift. Construction of the new Security Hut is on schedule, however the 230VAC electrical system must be upgraded, all interiors will be replaced, and a quotation is required. 	Varaporn & Olav 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 wants new documentation provided by CFS regarding some money transactions from NDPC account and some invoices specified. 	Varaporn & Stig-Ove Varaporn & Svein
(3-2021)	Management Agreement <ul style="list-style-type: none"> The Board has decided to extend the Varaporn Law Office and Accounting Service Agreement, within same price, for a period of two years. The Board will in cooperation with Varaporn, make some minor text adjustments if necessary. 	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 revised guidelines and design, including two years maintenance. The board is putting in place a procedure regarding entering the technical (electrical) rooms by authorized personnel only, which always will be locked in the future. The Board is asking for logging of swimming pool water chlorine and PH value. 	Varaporn & Odd Varaporn
	Next Board Meeting will be held on Skype 20th May at 16:00.	Stig-Ove


Olav Lindal, secretary.