

2021_4 – Minutes Nordic Dream Paradise Condominium Board Meeting – Rev 2


Date: May 20, 2021

Time: 16:00

Place: Skype, Norway and Thailand

Participants: Stig-Ove Floer, Odd Smith, Svein Karlsen, Olav Lindal, Service Manager

Task	Description	Responsible
	Approve the agenda. Approved, no comments. Representatives from Varaporn Law participated in the beginning of the meeting to answer questions from the Board.	
	Approve minutes from last board meeting. Minutes from Board Meeting on March 4 th was approved.	Board
(3-2018)	Cracks <ul style="list-style-type: none"> The Board decide to close this case by recommendation from Varaporn Law. 	Board
(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
(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. Present 3 persons at NDPC is affected by Coved 19, and 2 persons have been hospitalized earlier. Swimming pool is not to be used by people infected by Covid or quarantined. 	Varaporn
(8-2020)	AGM <ul style="list-style-type: none"> The Board has unanimous decided to postpone AGM until further notice(Ref7-2020) Annual report and all relevant documents will be sent all Co-Owners. (<i>Note after the meeting: Documents is already sent to the Co-owners.</i>) The board wants some more documentation from CFS regarding withdrawal from NDPC account and some invoices specified. 	Varaporn & Stig-Ove Varaporn & Svein
(1-2021)	Balance Sheet / Cash flow. <ul style="list-style-type: none"> The board was looking into the balance sheets received from Service Manager, the economy is satisfactory. Co-owners overdue payments is currently THB 1.48M. NDPC capital is per May THB 1,28M. Varaporn has received a soft copy of all invoices sent to Co-Owners by CFS, hopefully this will enable to identify payments which was not possible to trace. Token and password for banking overview will soon be available for the Board. 	Varaporn & Svein Varaporn
(2-2021)	Repair and Maintenance <ul style="list-style-type: none"> Construction of the new Security Hut is completed, however not within the budget due to necessary upgrade of the electrical system. New power supply cable from new breaker in LD and a new grounded distribution frame in security hut was installed. The Board want the fire system alarm sections labeled in DP. The Board has approved a new quotation regarding repair of the Jacuzzi. The board will provide a quotation regarding electrical work inside the pumphouse and reconnection of water pipes inside pumphoom at DP & LD ground floor. The board has received quotation regarding shed for motorbike parking, suggested by several Co-Owners. Drawings will be presented on next Board meeting. 	Olav Varaporn Varaporn Olav Olav
Other	<ul style="list-style-type: none"> The Board wants logging of swimming pool chlorine and PH value. The Board has approved 2 years maintenance contract with Web Thai.com. False fire alarm on 9th of April was trigged by soldering copper pipe inside one unit. The Bord recommend all Co-Owners to use BKK Bank when paying invoices in Thailand. New payment instructions will be uploaded to NDPC Web portal. 	Varaporn Varaporn Varaporn & Odd
	Next Board Meeting will be held on Skype Thursday July 29th at 18:00.	Stig-Ove


Olav Lindal, secretary.