

2021_5 – Minutes Nordic Dream Paradise Condominium Board Meeting

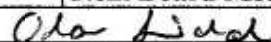
Date: July 29, 2021

Time: 18:00

Place: Skype, Norway

Partisipants: Stig-Ove Floer, Odd Smith, Svein Karlsen, Olav Lindal.

Task	Description	Responsible
	Approve the agenda. Approved, no comments.	
	Approve minutes from last board meeting. Minutes from Board Meeting on May 20 th was approved.	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, not any NDPC persons is affected by Covid-19. The Board strongly recommend all Co-Owners and visitors to comply with the national and local guidelines, also to be found on the NDPC Website. Inside monthly pest control is postponed and the swimming pool temporary closed. 	Varaporn
(8-2020)	AGM <ul style="list-style-type: none"> The Board has unanimous decided to postpone AGM until further notice(Ref7-2020) The board wants some more documentation from CFS regarding withdrawal from NDPC account and some invoices more 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. NDPC capital is per July THB 863 thousand. Co-owners overdue payments is currently THB 1.38M. Varaporn Law has carried out a very time-consuming work in tracking unidentified payments that continuously have been reversed to the Co-Owners house accounts. 	Varaporn & Svein Varaporn
(2-2021)	Repair and Maintenance <ul style="list-style-type: none"> The Fire Alarm system located in DP will be repaired due to a new quotation. The Board has approved replacement of faulty DP elevator Emergency Drive Unit. Repair of the Jacuzzi and construction of shed for motorbike parking was postponed. The Board has in cooperation with Varaporn established a common list regarding Maintenance and Repair activities by priority level (H, M or L) and for follow-up. 	Varaporn & Olav
4-2021	Safety Inspection - City Hall <ul style="list-style-type: none"> The Board will ensure the implementation of new building requirements. Tasks will be listed on the Maintenance and Repair list and updated continuously by the Board and Varaporn Law. Due to missing installation of Fire Alarm System in LD, the Board has established regular checks for Fire, carried out by the Security Staff. The tendering process has started. 	Varaporn & Olav Varaporn
Other	<ul style="list-style-type: none"> The Board wants logging of swimming pools chlorine and PH value. Guidelines regarding entering NDPC technical (electrical) rooms and access to the CCTV Digital Video Recorder (DVR) will be uploaded to NDPC Web portal. Due to theft of shoes and for safety reasons, the Board strongly urges the Co-Owners not to place valuables outside the apartments or in the corridors. The NDPC Web portal is present to be upgraded and renewed. Ref: www.nordicdreamparadise.com 	Varaporn Varaporn & Odd Varaporn Varaporn, Odd & Svein
	Next Board Meeting will be held on Skype week 39/40 at 18:00.	Stig-Ove



Olav Lindal, secretary.