

2021_6 – Minutes Nordic Dream Paradise Condominium Board Meeting

Date: October 19, 2021

Time: 17:00 / 22:00

Place: Skype in Norway and Thailand

Partisipants: Stig-Ove Floer, Odd Smith, Svein Karlsen, Olav Lindal and Varaporn (4-2019)

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 September 7 th .	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. Necessary measures will be implemented in cooperation with the Service Manager. 	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. The inside monthly pest control has resumed. The swimming pool is reopened. 	Varaporn
(8-2020)	AGM <ul style="list-style-type: none"> The Board previously decided to postpone the AGM until further notice. 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 the Service Manager, the economy is unsatisfactory. NDPC capital is per July THB 688 thousand. Co-owners overdue payments is currently THB 1.6M, an increase of THB 230 thousand in two months. Due to lack of payments from several Co-Owners, the Board has unanimously approved the following: <ol style="list-style-type: none"> Only safety and statutory maintenance will be carried out until further notice. All planed new acquisitions and upgrades have been put on hold. The Chairman of the Board will, in cooperation with the Service Manager, make an inquiry to all Co-Owners who have outstanding more than 6 months, in purpose to achieve individual payment solutions. Claims for interest under condominium Act (No 4) Section 18/2, NDPC House rules/regulations and AGM decisions may not be changed by the Board or the Service Provider. Co-Owners who have outstanding payments are refused to vote on the AGM. 	Varaporn & Svein Varaporn, Stig-Ove
(2-2021)	Repair and Maintenance <ul style="list-style-type: none"> Updated maintenance list from Varaporn was discussed by the Board. 	Varaporn & Olav
4-2021	Safety Inspection - City Hall <ul style="list-style-type: none"> The Board will ensure the implementation of new building requirements. Inspection report from 3. party was discussed by the Board members and Varaporn. 	Varaporn & Olav
Other	<ul style="list-style-type: none"> The NDPC Web portal is present to be upgraded and intuitive renewed. www.nordicdreamparadise.com The AGM next year, is probably about 17th of February. Varaporn will check the possibility to arrange a digital AGM due to the present pandemic. 	Varaporn & Odd Varaporn, Stig-Ove
	Next Board Meeting will be held on Skype 7th December at 17:00 / 22:00	Stig-Ove


Olav Lindal, secretary.