

# 2021\_7 – Minutes Nordic Dream Paradise Condominium Board Meeting – Rev1

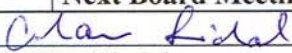
Date: December 16<sup>th</sup>, 2021

Time: 16:00 / 22:00

Place: Skype in Norway and Thailand

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

Task	Description	Responsible
	<b>Approve the agenda.</b> Approved, no comments.	
	<b>Approve minutes from last board meeting.</b> Minutes from Board Meeting October 19 <sup>th</sup> was approved November 17 <sup>th</sup> .	Board
(4-2019)	<b>Procedure regarding outstanding payments.</b> <ul style="list-style-type: none"> <li>The Board will follow up Service Manager regarding forced sale of affected units.</li> <li>Necessary measures will be implemented in cooperation with the Service Manager.</li> </ul>	Varaporn, Stig-Ove
(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> <li>Present, not any tenants in NDPC are affected by Covid-19.</li> <li>The Board strongly recommend all Co-Owners and visitors to comply with the national and local guidelines. Information is to be found on NDPC Website and posted in the Condominium.</li> <li>The inside monthly pest control has resumed. The swimming pool is reopened.</li> </ul>	Varaporn
(8-2020)	<b>AGM 2021 and 2022</b> <ul style="list-style-type: none"> <li>The Board decide the AGM 2021 and 2022 is to be arranged February 17<sup>th</sup> at 18:00.</li> <li>Deadline for proposals is January 17<sup>th</sup> at 18:00, as stated in the invitation.</li> <li>Proposed NDPC budget for 2022 is provided by the Board.</li> <li>The Board is still missing some specified invoice documentation from CFS regarding withdrawal from NDPC account.</li> </ul>	Varaporn & Stig-Ove Svein & Olav Varaporn & Svein
(1-2021)	<b>Balance Sheet / Cash flow.</b> <ul style="list-style-type: none"> <li>The Board was looking into the balance sheet received from the Service Manager, the present economy is not satisfactory but better as more owners pay their invoices.</li> <li>NDPC capital was in the beginning of December THB 1.261.000, an increase THB 573.000 during the last two months.</li> <li>Co-owners overdue payments is currently THB 1.374.000.</li> <li>The Chairman, in cooperation with the service manager have made an inquiry to all Co-Owners who have outstanding more the 6 months, in purpose to achieve individual payment solutions.</li> <li>Co-Owners name who has outstanding more than 6 months is already published.</li> </ul>	Varaporn & Svein  Varaporn, Stig-Ove
(2-2021)	<b>Repair and Maintenance</b> <ul style="list-style-type: none"> <li>The updated maintenance list received from Varaporn was discussed by the Board.</li> <li>By recommendation from Kone, the drain system on the back of LD was cleaned and checked for cracks due to water probably penetrated the elevator shaft.</li> <li>The Board want a quotation regarding repairing the concrete on the ground located behind LD and cleaning all DP water drain system.</li> </ul>	Varaporn & Olav  Olav
(4-2021)	<b>Safety Inspection - City Hall</b> <ul style="list-style-type: none"> <li>The Board will ensure the implementation of new building requirements.</li> </ul>	Varaporn & Olav
5-2021	<b>Parking in NDPC</b> <ul style="list-style-type: none"> <li>The Board have asked Varaporn to update the list for issued parking stickers and will discuss the parking regime due to lack of parking area.</li> </ul>	Varaporn & Odd
Other	<ul style="list-style-type: none"> <li>The NDPC Web portal is present to be upgraded and intuitive renewed.</li> <li><a href="http://www.nordicdreamparadise.com">www.nordicdreamparadise.com</a></li> </ul>	Varaporn & Odd
	<b>Next Board Meeting will be held on Skype 20<sup>th</sup> January at 18:00 / 24:00</b>	Stig-Ove

  
Olav Lindal, secretary.

