

2022_1 – Minutes Nordic Dream Paradise Condominium Board Meeting

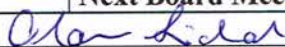
Date: January 20th, 2022

Time: 18:00 / 24:00

Place: Skype in Norway and Thailand

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 December 16 th – Rev1 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. 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 tenants in NDPC are affected by Covid-19. 	Varaporn
(8-2020)	AGM 2021 and 2022 <ul style="list-style-type: none"> Proposals from Co-Owners was discussed by the Board, to be found in the booklet. The Chairman will provide NDPC's Annual Performance Report. The Board is still missing some specified invoice documentation from CFS regarding withdrawal from NDPC account. E-post regarding AGM participation will be sending Co-Owners by the Chairman. 	Board Stig-Ove Varaporn & Svein Stig-Ove
1-2022	Balance Sheet / Cash flow. <ul style="list-style-type: none"> 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 NDPC capital was per December 31st THB 1.261.000, Co-Owners overdue payments was THB 1.346.000. 	Varaporn & Svein
2-2022	Repair and Maintenance <ul style="list-style-type: none"> Updated maintenance list received from Varaporn was discussed by the Board. The drain system on the back of LD and on the rest of the property is cleaned. The concrete on the ground located behind LD is repaired. The Board is providing one more quotation regarding installation Fire Alarm in LD. For safety reason all DP outdoor facade lamps will be re-bolted to the wall, and at the same time, the light bulbs replaced by use of energy saving type. Shed for motorbikes parking is put on hold. 	Varaporn & Olav Olav Board
(5-2021)	Parking in NDPC <ul style="list-style-type: none"> 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. 	Varaporn & Odd
3-2022	Application from Ivar Drageseth DP107 to keep a cat <ul style="list-style-type: none"> With reference to NDPC House Rules and Regulation clause 5, the Board allow Ivar Drageseth to keep his vaccinated and castrated cat in his apartment. 	Stig-Ove
Other	<ul style="list-style-type: none"> The Board approved renewal of the building insurance by Varaporn Law and Kone one year elevator service agreement. Due to suggestions from some Co-Owners regarding common WiFi solution for Co-Owners and visitors, a meeting and survey together with New Nordic IT Dep. took place. The existing WiFi installation and belonging data equipment does not support today's requirements regarding data speed and coverage. Varaporn has informed the Board about probably several faulty Water Meters. Procedure regarding testing was agreed in an extraordinary meeting. The Board is providing a suggestion regarding a new procedure for invoice of water. 	Varaporn Olav Varaporn & Olav Svein
	Next Board Meeting will be held on Skype February 21st at 16:00 / 22:00	Stig-Ove



Olav Lindal, secretary.

