

2022_4 – Minutes Nordic Dream Paradise Condominium Board Meeting

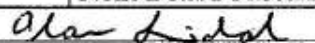
Date: April 21st, 2022

Time: 19:30

Place: Skype in Norway

Participants: 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 the Board Meeting March 28 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. 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. 	Varaporn
(8-2020)	AGM 2021 and 2022 <ul style="list-style-type: none"> The Board has at the extraordinary Board Meeting held on February 7th, decided to postpone the AGM for 2021 and 2022. <i>Ref. NDPC webpage AGM 2021 and AGM 2022.</i> Even after several reminders the Board is still missing some specified invoice documentation from previous Service Manager CFS Siam. 	Board Varaporn & Board
(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 March 31st THB 1.029.674, Co-Owners overdue payments was THB 880.576. 	Varaporn & Svein
(2-2022)	Repair and Maintenance <ul style="list-style-type: none"> Updated maintenance list received from Varaporn was discussed by the Board. <i>Ref. NDPC webpage – Maintenance Activities.</i> Installation of smoke detectors in all LD bedrooms (15) and fire alarm system commissioning will take place during week 17/18. The Board has received several quotations regarding service and repair of LD water pressure system (located on the loft) due to the apartments bad water pressure. CHC managed temporary to activate one pump system, however the control system still needs service and repair to activate both pumps. 	Varaporn & Olav Varaporn Olav & CHC
(4-2021)	NDPC Juristic Person Manager <ul style="list-style-type: none"> The Chairman has several times discussed the registration process with the Service Manager who recommend postponing the formalization of Juristic Person Manager until next AGM in 2023. It will be very time consuming and costly to formalize the JPM long time after AGM February 27th, 2020. Service Manager is responsible for the next AGM agenda, appointment of JPM. 	Varaporn & Stig-Ove Varaporn
5-2022	<ul style="list-style-type: none"> The Board is preparing a fire instruction for NDPC. Important: The fire system does not notify the fire brigade automatically. The fire instruction will be in English and Thai language on the same document. 	Varaporn & Olav
Other	<ul style="list-style-type: none"> The Board is providing a suggestion regarding a new procedure for invoice of water. Necessary documentation to enable the transfer of electricity subscription from TSG Mr. Tom Sætersdal to NDPC will be provided by Varaporn. 	Svein Varaporn
	Next Board Meeting will be held on June 7th at 16:00	Stig-Ove


Olav Lindal, secretary.