

2022_5 – Minutes Nordic Dream Paradise Condominium Board Meeting

Date: June 7th, 2022

Time: 16:00

Place: Skype in 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 the Board Meeting April 21 st 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 reported 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 May 31st THB 1.132.592, Co-Owners overdue payments was THB 1.233.298. The Chairman of the Board will get in contact with the Service Manager to achieve individual payment solution for insolvent Co-Owners. 	Varaporn & Svein Stig-Ove
(2-2022)	Repair and Maintenance <ul style="list-style-type: none"> An updated maintenance list will be requested by the Board. The fire alarm system in LD was put into operation in April. However, no access was granted to one of the apartments where the installation must be carried out later. All NDPC water meters is cleaned for unwanted objects and sand. Troubleshooting and repair work is remaining on LD water pump system (loft). The agreement with cable TV company TMN is renewed until February 1st, 2024. A water leak in the main tap for water supply to DP has been repaired. 	Olav Varaporn Olav Varaporn
(5-2022)	NDPC Fire Instruction <ul style="list-style-type: none"> The Board in collaboration with Service Manager has prepared the fire instruction. The fire instruction which is in English and Thai language will be distributed to the Co-Owners as soon as possible. 	Varaporn & Olav
6-2022	<ul style="list-style-type: none"> The Board will ask Varaporn to ensure the quality of necessary repairs on NDPC's elevators due to constantly high maintenance costs. Replaced parts should be stored in a separate NDPC storage facility for later inspection. 	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 was provided by Varaporn and delivered to P.E.A. The Board has prepared a scheme for use of the website when selling apartments in NDPC. The advertisement will be found on NDPC's website for 3 months. 	Svein Varaporn Varaporn & Odd
	Next board meeting will be held on September 6th at 16:00.	Stig-Ove



Olav Lindal, secretary.