

2022_6 – Minutes Nordic Dream Paradise Condominium Board Meeting Rev 1

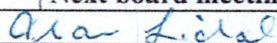
Date: October 3rd, 2022.

Time: 16:30

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 last board meeting is already approved and communicated to Varaporn.	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
(8-2020)	AGM 2021 and 2022 <ul style="list-style-type: none"> The board has in cooperation with Service Manager decided to arrange the AGM 2021 and 2022 on February 23rd, 2023. 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, and the Chairman will ask Varaporn for more details regarding this task. Changes to the presentation of NDPC's accounts must be discussed with the board in advance. Varaporn has on behalf of the board power of attorney to achieve individual payment solutions for insolvent Co-Owners. If the agreement on partial payment is broken, water and electricity will be shut off until outstanding is paid in full, including interests. 	Varaporn & Stig-Ove Varaporn Varaporn Varaporn
(2-2022)	. Repair and Maintenance <ul style="list-style-type: none"> The board was looking into the updated maintenance list received from Varaporn. The list is in Thai and English language and will be uploaded to the web portal. Installation of fire alarm is still outstanding inside one apartment in LD, postponed by the owner. Service Manager is in dialog with Kone regarding major cost for maintenance /repair of the DP elevator brake system, probably exceeding more than THB 100.000,- The Electricity Authority (P.E.A.) will carry out necessary maintenance on NDPC's external 250kVA transformer and inside cleaning of DP main electrical switchboard. The power outage is estimated to approx. 4 hours and will be announced. 	Olav Varaporn Olav & Varaporn Varaporn 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
7-2022	Application from secretary for reimbursement of necessary office expenses. <ul style="list-style-type: none"> The board has approved the application for reimbursement of expenses for Office 365, anti-virus program and PC service agreement after receipt from Elkjop in Norway. <i>The undersigned did not participate in the processing of the application.</i> 	Varaporn
Other	<ul style="list-style-type: none"> The Board is providing a suggestion regarding a new procedure for invoice of water. The task regarding transfer of electricity subscription from TSG Mr. Tom Sætersdal to NDPC is still under consideration by P.E.A. <i>Ref task (2-2022)</i> 	Svein Varaporn
	Next board meeting will be held on October 24th at 16:30 / 21:30.	Stig-Ove


Olav Lindal, secretary.