

# 2022\_7 – Minutes Nordic Dream Paradise Condominium Board Meeting – Rev 1

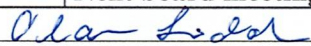
Date: November 24<sup>th</sup>, 2022.

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 the board meeting 3 <sup>rd</sup> October was approved 15 <sup>th</sup> November.	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
(8-2020)	<b>AGM 2020, 2021 and 2022</b> <ul style="list-style-type: none"> <li>The board has in cooperation with Service Manager decided to arrange the postponed AGM 2020, 2021 and 2022 on February 23<sup>rd</sup>, 2023.</li> <li>Even after several reminders the board is still missing some specified invoice documentation from previous Service Manager CFS Siam.</li> </ul>	Board  Varaporn & Board
(1-2022)	<b>Balance Sheet / Cash flow.</b> <ul style="list-style-type: none"> <li>The Board has arranged 3 meetings with Varaporn Law and Accounting regarding information from the Service Manager due to error made in Bangkok Bank.</li> <li>Varaporn will follow up the error in Bangkok Bank and keep the Board updated.</li> <li>From October 31<sup>st</sup> Varaporn has established new routines regarding NDPC monthly statement and bank book. 2 persons from Varaporn will together approve NDPC's statement and the total cash. (Bank book)</li> <li>The Board will in cooperation with Varaporn establish new routines regarding invoice of payments and use of cash.</li> <li>The cash balance must not at any time exceed THB 30.000,-</li> <li>One of the members of the Board is granted access to Varaporn online accounting program witch apply to NDPC only.</li> </ul>	Varaporn & Stig-Ove  Varaporn  Varaporn  Stig-Ove  Varaporn & Board
(2-2022)	<b>. Repair and Maintenance</b> <ul style="list-style-type: none"> <li>Installation of fire alarm is still outstanding inside one apartment in LD.</li> <li>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,-</li> <li>The Board has asked for a future maintenance plan regarding Kone elevator in DP.</li> <li>The Board has decided to obtain a new quotation regarding construction of shed for motorbikes, electrical bikes, and bicycle parking.</li> </ul>	Varaporn  Varaporn & Olav Varaporn  Olav
(5-2022)	<b>NDPC Fire Instruction</b> <ul style="list-style-type: none"> <li>The Board in collaboration with Service Manager has prepared the fire instruction.</li> <li>Due to error in the Thai translation that was not discovered earlier, a new reversed fire instructions will be approved by both parties and distributed all Co-Owners.</li> </ul>	Varaporn
8-2022	<b>AGM 2023</b> <ul style="list-style-type: none"> <li>Varaporn will arrange an indoor meeting and serve coffee and water.</li> <li>Proposals from Co-Owners to postponed AGM will be forwarded to the Board.</li> <li>The Varaporn Law &amp; Accounting Service Agreement will be on the agenda.</li> <li>Varaporn will submit all necessary documents with a numbered table of contents for the fiscal year 2019, 2020, 2021 and 2022.</li> </ul>	Varaporn
Other	<ul style="list-style-type: none"> <li>The Board is providing a suggestion regarding a new procedure for invoice of water.</li> <li>The task regarding transfer of electricity subscription from TSG Mr. Tom Sætersdal to NDPC is still under consideration by P.E.A.</li> </ul>	Svein  Varaporn
	<b>Next board meeting will be held on December 20<sup>th</sup> at 16:00 / 21:00.</b>	Stig-Ove

  
Olav Lindal, secretary.