

# 2023\_3 – Minutes Nordic Dream Paradise Condominium Board Meeting – Rev 1

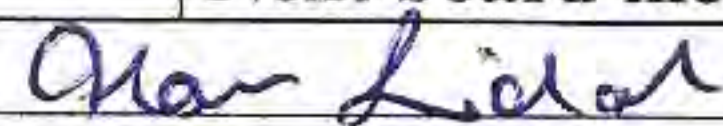
Date: May 25<sup>th</sup>, 2023

Time: 17:00

Place: Skype in Norway

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> of March was approved.	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
(8-2022)	<b>AGM 2023</b> <ul style="list-style-type: none"> <li>Obtaining external expertise to check all the 2022 accounts will be too expensive and time consuming. However, Varaporn will provide the financial statement based on original invoices, receipts, and payments as agreed in a separate meeting on March 6, 2023.</li> <li>Audit report in English will be sent to the Board after the financial statement is completed.</li> </ul>	Varaporn  Varaporn
(9-2022)	<b>Parking in NDPC</b> <ul style="list-style-type: none"> <li>The Board will update the parking clarifications for use of NDPC garage but need to get a copy of NDPC's Buy Laws registered at the Land Office.</li> </ul>	Odd
(1-2023)	<b>Balance Sheet / Cash flow.</b> <ul style="list-style-type: none"> <li>The Board was looking into the balance sheet received from Service Manager and found the economy better than same time last year.</li> <li>The capital was per 31<sup>st</sup> of May THB 1.599.315 and Co-Owners overdue payments THB 1.092.517.</li> <li>New implemented routines regarding money transactions have taken place and therefore Board member Mr. Olav Lindal must sign all withdraw slips together with Mrs. Varaporn Karinrak Soederlund (Procura by two persons)</li> <li>The Board strongly recommend insolvent Co-Owners to get in contact with the Service Manager regarding making agreements for paying NDPC the outstanding.</li> <li><b>Unit water and electricity will be shut off if outstanding more than 6 months.</b></li> </ul>	Varaporn & Svein  Varaporn & Olav  Varaporn  Varaporn
(2-2023)	<b>Repair and Maintenance</b> <ul style="list-style-type: none"> <li>Tasks found in the updated Maintenance and Repair list was discussed by the Board.</li> <li>Installation of smoke detectors inside one unit in LD is still outstanding due to missing permission to enter the unit.</li> <li>The Board is still waiting for the future Maintenance plan regarding the Kone elevator located in DP.</li> <li>The Board approved the quotation regarding replacement of the water pressure tank and the belonging manifold located in LD.</li> </ul>	Olav  Varaporn  Varaporn  Olav & CHC
(4-2023)	<b>Police Report concerning false signature.</b> <ul style="list-style-type: none"> <li>Varaporn stated that the police report will be on behalf of Varaporn Law and Accounting only.</li> </ul>	Varaporn
Other	<ul style="list-style-type: none"> <li>Transfer of electricity subscription from TSG Mr. Tom Sætersdal to NDPC is still under consideration by P.E.A.</li> <li>P.E.A. require schematic drawings of the electrical installation in both buildings which must be ordered and provided by 3<sup>rd</sup> party.</li> <li>The Bord will look into the information found on NDPC's Web portal.</li> </ul>	Varaporn  Varaporn  Odd
	<b>Next board meeting will be held on June 22<sup>nd</sup> at 17:00.</b>	Stig-Ove



Olav Lindal, secretary.