

2024_1 – Minutes Nordic Dream Paradise Condominium Board Meeting

Date: January 11th, 2024

Time: 16:00 / 22:00

Place: Skype in Norway and Thailand

Partisipants: Stig-Ove Floer, Odd Smith, Svein Gihle Karlsen and Olav Lindal

Task	Description	Responsible
	Approve the agenda. Approved after some minor proforma adjustments.	Board
	Approve minutes from last board meeting. Minutes from the board meeting on 7 th December 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 affect units. Necessary measures will be implemented before the 5 years' time limit in cooperation with the Service Manager 	Varaporn & Stig-Ove
(9-2022)	Parking in NDPC <ul style="list-style-type: none"> Rules for use of garage and parking space discussed on the last AGM will once more be proposed implemented in NDPC's House Rules on the AGM. 	Varaporn, Odd & Olav
(5-2023)	Approval of the financial statement 2022 <ul style="list-style-type: none"> The Board have power of attorney to approve the financial statement for 2022 which is still under investigation by the Board. The Board has received the official financial statements for 2022 together with the audit from the certified auditor elected on the AGM. 	Board
10-2023	Cash payments to NDPC <ul style="list-style-type: none"> Cash payments to NDPC was terminated 31st December 2023. The payment instructions will be updated and found on NDPC's web portal. 	Odd & Varaporn
11-2023	Storage of NDPC's documents for 10 years <ul style="list-style-type: none"> The Board has purchased filing cabinets which is placed in a suitable place in DP. 	Olav
12-2023	Office and meeting room within NDPC <ul style="list-style-type: none"> The Board will start the process regarding purchase of one unit within NDPC to be used as office for the Building Manager as well as a meeting room for the Board. Suggested budget and investment plan for purchase of unit within NDPC must be on the AGM agenda for approval. 	Olav Board
13-2023	AGM 2024 <ul style="list-style-type: none"> The AGM will be held on Tuesday 27th February 2024 at 6 PM. Varaporn will rent suitable meeting room and arrange supply of beverages. 	Stig-Ove Varaporn
1-2024	Balance Sheet / Cash flow. <ul style="list-style-type: none"> The Board was looking into the balance sheet received from Service Manager and found the economy better than same time last year. The capital per 11th January was THB 1 450 826 and there are significant outstanding funds from the Co-owners. The Board has received a written explanation from Varaporn regarding amendment vouchers, accounting and withholding tax for some of the bills. The Board will get in contact with external authorized law firm in Thailand to verify regulations and guidelines applicable for accounting and financial statements for condominium in Thailand. The currently applicable regulations and guidelines for condominium in Thailand will apply. 	Varaporn & Svein Varaporn Stig-Ove Board
2-2024	Balance Sheet 2023 <ul style="list-style-type: none"> It remains for the Board to check some invoices and belonging receipts. However, the internal periodical financial accounting appears trustworthy and correct. 	Varaporn & Svein
3-2024	Maintenance and Repair <ul style="list-style-type: none"> The Board was looking into the Maintenance and Repair list for 2023 which is closed and uploaded to NDPC's web portal. 	Kanokwan & Olav