

# 2024\_4 – Minutes Nordic Dream Paradise Condominium Board Meeting

Date: March 15<sup>th</sup>, 2024

Time: 3PM (15:00)

Place: DP 404, Thailand

Partisipants: Ketil Loenne, Ivar Drageseth, Stein Aage Johansen, Per Thorbjørn Andersen and Olav Lindal.

Task	Description	Responsible
	<b>Approve the agenda.</b> Approved without any comments.	Board
	<b>Approve minutes from last board meeting.</b> Minutes from the board meeting on March 5 <sup>th</sup> , was approved without any comments.	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 before the 5 years' time limit in cooperation with the Service Manager.</li> <li>Varaporn will update the list regarding Co-owners who has outstanding for long time, included interest.</li> </ul>	Varaporn & Ketil  Varaporn
(13-2023)	<b>AGM 2024 (Annual General Meeting)</b> <ul style="list-style-type: none"> <li>AGM-2 was held on March 14<sup>th</sup> where only agenda 12, 13 and 14 was voted on and decided.</li> <li>Several owners of large units did not support the suggested proposals from the Board which probably could benefit the condominium in short and long term.</li> <li>As a matter of fact, the common fee THB 50 per ratio/m2 was registered by Mr. Tom Saetersdal in 2010 on behalf of Nordic, the real estate company.</li> </ul>	Varaporn  Co-owners
(1-2024)	<b>Balance Sheet / Cash flow.</b> <ul style="list-style-type: none"> <li>Procura regarding NDPC's sink fund was transferred from Stig-Ove Floer to Ketil Loenne and Stein Aage Johansen, jointly only.</li> <li>Updated overview of NDPC finances will be presented to the Board primo April.</li> </ul>	Varaporn & Ketil Varaporn & Stein Aage
(3-2024)	<b>Maintenance and Repair.</b> <ul style="list-style-type: none"> <li>The Board was looking into the Maintenance and Repair list for 2024.</li> <li>The Board has received quotation from 3<sup>rd</sup> party regarding check and repair of the water pumps and the control system located in LD ground floor.</li> <li>Upgrade of the pool area approved on the AGM is ongoing by CHC Construction, estimated completion is within April.</li> <li>During inspection of the pool, it was discovered several cracked tiles and sharp edges on the pool upper section. Due to safety reasons the Board is providing quotation for repairing the damages.</li> </ul>	Varaporn & Ivar  Ivar & 3 <sup>rd</sup> party.  Ivar & 3 <sup>rd</sup> party.
(4-2024)	<b>Monthly Reports from Varaporn.</b> <ul style="list-style-type: none"> <li>The Board has requested updated list regarding Co-owner outstanding more than 6 months and list of units where water and electricity is shut off.</li> <li>Varaporn will provide lists as agreed upon before.</li> <li>Separate meeting regarding reports and lists will take place on March 20<sup>th</sup>.</li> <li>Minutes from the above-mentioned meeting will be found on the web page.</li> </ul>	Varaporn  Varaporn Ketil Varaporn & Ivar
9-2024	<b>Electricity subscription</b> <ul style="list-style-type: none"> <li>Transfer of electricity subscription from The Sensual Garden Homes is still under consideration by P.E.A.</li> <li>The Board ask for status of this task, which has been pending for a very long time.</li> </ul>	Varaporn & Board  Varaporn
Other	<ul style="list-style-type: none"> <li>The board has requested the translation of NDPC's Regulations / Bylaws.</li> <li>The Board has decided to shut of the facade light on both buildings by midnight to save electricity.</li> </ul>	Varaporn  Varaporn
	<b>Next board meeting will be on April 4<sup>th</sup>, at 10 AM (10:00)</b>	Ketil



Olav Lindal, secretary