

2024_5 – Minutes Nordic Dream Paradise Condominium Board Meeting

Date: April 4th, 2024

Time: 10AM (10:00)

Place: DP 404, Thailand

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

Task	Description	Responsible
	Approve the agenda. Approved without any comments.	Board
	Approve minutes from last board meeting. Minutes from the board meeting on March 15 th , was approved without any comments.	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 before the 5 years' time limit in cooperation with the Service Manager. 	Varaporn & Ketil
(1-2024)	Balance Sheet / Cash flow. <ul style="list-style-type: none"> An updated overview of NDPC's finances has not yet been received by the Board. The capital per March 31st was THB 1 285 986 and THB 744 804 in outstanding funds from the Co-owners. The Board has decided to transfer THB 600 000 from the sink fund to the current account to cover necessary expenses in the month of April as well as expenses for repairing and upgrading the swimming pool. <i>Ref task (3-2024)</i> The Board strongly recommend insolvent Co-Owners to get in contact with the Service Manager regarding making agreements for paying NDPC the outstanding. 	Varaporn & Stein Aage Ketil & Stein Aage Co-Owners & Varaporn
(3-2024)	Maintenance and Repair. <ul style="list-style-type: none"> The Board reviewed the updated Maintenance and Repair list for 2024. The Board has received quotation from 3rd party regarding check and repair of the water pumps and the control system located in LD ground floor. Upgrade of the pool area approved at the AGM is ongoing by CHC Construction, estimated completion is within April. Due to safety reasons the Board is providing quotation for repairing the pool upper section due to verification of several cracked tiles and sharp edges. Quotation will also be obtained regarding a vertical crack and associated leak in the upper part of the pool which was recently verified. There is still troubleshooting in connection with the Jacuzzi pump, which was recently overhauled. The board will ask the third party who carried out the work for status and assess the complaint. The Board has approved repair and upgrade of the electrical system as well as modification of the door belonging to the common WC. 	Ivar & Board Ivar & 3 rd party. Ivar & 3 rd party. Ivar & 3 rd party Ivar Olav & 3 rd party
(4-2024)	Monthly Reports from Varaporn. <ul style="list-style-type: none"> Varaporn will provide updated reports and lists as agreed upon before. 	Varaporn
(9-2024)	Electricity subscription <ul style="list-style-type: none"> Transfer of electricity subscription from The Sensual Garden Homes is still under consideration by PEA. The Board require status/feedback from PEA regarding this task, which has been pending for a very long time. 	Varaporn & Board Varaporn
10-2024	Meeting NDPC Board and Varaporn Law and Accounting on Mach 20th. <ul style="list-style-type: none"> The goal and objectives as well as matters that was discussed will be followed up by both parties as prescribed in the minutes from the meeting. Following Varaporn's recommendation, Common Fee will be invoiced the Co-Owners in accordance with NDPC's Regulations as registered at the Land Office. Varaporn will send information to all Co-Owners regarding this matter. Until further notice, Varaporn will have the role as NDPC's Building Manager. Deputy chairman Ivar Drageseth will, on behalf of the Board, follow up and update 	Varaporn & Ketil Varaporn Varaporn