

2024_7 – Minutes Nordic Dream Paradise Condominium Board Meeting

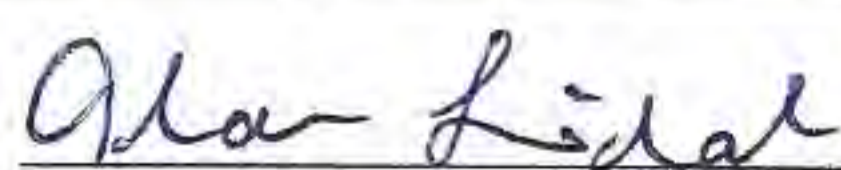
Date: June 17th, 2024

Time: 17:00 / 12:00

Place: DP 305 in Thailand and by Line from Norway.

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

Task	Description	Responsible
	Approve the agenda. Approved without any comments.	Board
	Approve minutes from last board meeting. Minutes from the board meeting on May 20 th , was approved without any comments.	Board
(4-2019)	Procedure regarding outstanding payments. <ul style="list-style-type: none"> The board has unanimously decided to start the process of recovering outstandings from the owners that are due NDPC THB 80 000 or more. Court fees and costs will be advanced by NDPC. One owner in LD with a large amount of outstanding has agreed on a repayment agreement for the outstanding amount. 	Varaporn & Ketil Board Co-Owner & 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. The capital per May 31st was THB 1 493 359 and THB 858 963 in outstanding funds from the Co-owners. 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 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. Repair of the swimming pool and upgrading of the area around the pool are still in progress and are expected to be completed by June. However there have been verified problems with the 24V lighting in the pool, which require action from the board. Minor maintenance tasks as well as the repair of some cracks on the decorative moldings on the facade in both buildings have been put on hold. 	Ivar Ivar & 3 rd party. Board
(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
(11-2024)	Monthly Inspection <ul style="list-style-type: none"> Technician who is available one day a week has started painting the common areas in LD. The cleaning staff is making good progress and has reduced the use of mobile phones during working hours. 	Ivar & technician Varaporn & Ketil
(12-2024)	Office and meeting room within NDPC <ul style="list-style-type: none"> The board has started the process of possible construction of facilities located at the back of LD to be used as office and meeting room. 	Ivar
Other	<ul style="list-style-type: none"> The Board has requested the translation of NDPC's Regulations / Bylaws registered at the Land Office. The assignment has already been paid for by NDPC. 	Varaporn
	Next Board meeting will be on September 2nd at 17:00 / 12:00 Norwegian time.	Ketil



Olav Lindal, secretary