

2024_8 – Minutes Nordic Dream Paradise Condominium Board Meeting

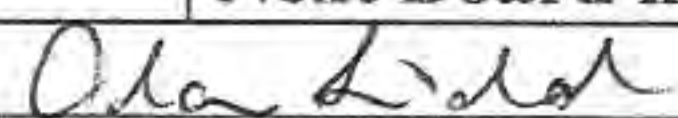
Date: September 2nd, 2024

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 June 17 th , was approved without any comments.	Board
(4-2019)	Procedure regarding outstanding payments. <ul style="list-style-type: none"> The board has started the process of recovering outstandings from the owners that are due NDPC THB 80 000 or more. Ketil and Ivar is following up the task with Varaporn. Court fees and costs will be advanced by NDPC. 	Varaporn & Ketil Board
(1-2024)	Balance Sheet / Cash flow. <ul style="list-style-type: none"> The capital overview for August 31st was not ready in time for the meeting. 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 Jacuzzi 24V light is ongoing. The Technician available one day a week has started painting inside common areas Kone has started trouble shooting and repair of the elevator door mechanism in DP. The Board wishes to establish better routines and coordinating of the work carried out by the gardener. The Board has renewed the service agreement with Kone for 12 more months. 	Ivar Per & 3 rd party Per & Ivar Varaporn & Kone Varaporn 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
(11-2024)	Monthly Inspection <ul style="list-style-type: none"> The Board is asking for monthly inspections as stated in the Service Agreement. The cleaning staff is making good progress and has reduced use of mobile phone. 	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 an office and meeting room. Proposal and belonging budget must be approved by AGM 	Ivar
14-2024	Acquisitions approved by the Board <ul style="list-style-type: none"> Some children's play equipment will be purchased and placed on the lawn between the WC and the pool. Outdoor furniture will be purchased for use by the pool, consisting of some round tables and associated chairs. A sack trolley with large wheels will be purchased for use in the outdoor areas. 	Ketil
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. The board calls for monthly updates on the website regarding information about NDPC's finances. 	Varaporn Varaporn
	Next Board meeting will be on October 28th at 17:00 (11:00 Norwegian time)	Ketil



Olav Lindal, secretary