

# 2024\_10 – Minutes Nordic Dream Paradise Condominium Board Meeting

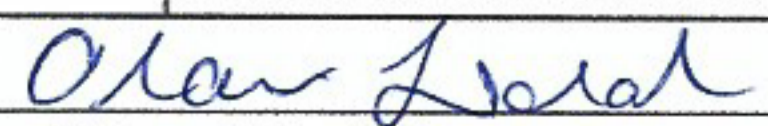
Date: November 27<sup>th</sup>, 2024

Time: 17:00 / 11:00

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

Participants: Ketil Loenne, Ivar Drageseth, Per T. Andersen and Olav Lindal by Line.

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 October 28 <sup>th</sup> , was approved without any comments.	Board
(4-2019)	<b>Procedure regarding outstanding payments.</b> <ul style="list-style-type: none"> <li>Varaporn has started the process of recovering outstandings from the owners that are due NDPC THB 80 000 or more. Ketil and Ivar are following up the task.</li> </ul>	Varaporn & Ketil
(1-2024)	<b>Balance Sheet / Cash flow.</b> <ul style="list-style-type: none"> <li>The Board was looking into the balance sheet received from the Service Manager.</li> <li>The capital per October 31<sup>st</sup> was THB 1 600 247 and THB 998 247 in outstanding funds from the Co-owners.</li> <li>The Board strongly recommend insolvent Co-owners to get in contact with the Service Manager regarding making agreements for paying NDPC the outstanding.</li> </ul>	Board Varaporn & Stein Aage  Co-Owners & Varaporn
(3-2024)	<b>Maintenance and Repair.</b> <ul style="list-style-type: none"> <li>The board is following up on ongoing maintenance and will prepare proposals regarding necessary repairs and maintenance for 2025.</li> </ul>	Ivar
(9-2024)	<b>Electricity subscription</b> <ul style="list-style-type: none"> <li>Transfer of electricity subscription from The Sensual Garden Homes to NDPC has been put on hold until further notice.</li> </ul>	Varaporn & Board
(12-2024)	<b>Office and meeting room within NDPC</b> <ul style="list-style-type: none"> <li>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.</li> <li>The stipulated cost including office furniture is THB 350 000.</li> </ul>	Ivar
(14-2024)	<b>Acquisitions approved by the Board</b> <ul style="list-style-type: none"> <li>It remains to purchase some play equipment for children.</li> </ul>	Ketil
(15-2024)	<b>AGM 2025</b> <ul style="list-style-type: none"> <li>The Annual General Meeting is scheduled for January 14th and a social gathering will be held after the AGM.</li> <li>The board will prepare the budget proposal.</li> <li>The chairman of the board will prepare the NDPC's annual performance report.</li> </ul>	Ketil & Varaporn Ivar & Stein Åge Ketil
(16-2024)	<b>Condominium Management</b> <ul style="list-style-type: none"> <li>The board has reviewed the current service agreement in collaboration with Varaporn.</li> <li>Mr. Piak (security personnel) will continue to follow up on the daily operations of NDPC until further notice.</li> </ul>	Ketil & Ivar  Ketil
(17-2024)	<b>Parking</b> <ul style="list-style-type: none"> <li>Owners of units that have vehicles will be allocated a parking voucher upon application first.</li> <li>Tenants will be allocated a parking voucher upon application if there are available parking spaces.</li> <li>Only the board can rent out parking spaces if there is available parking space.</li> </ul>	Varaporn & Ketil
Other	<ul style="list-style-type: none"> <li>The board has established a Web-Tracker on NDPC's home page.</li> <li>Stein Åge Johansen and Per T. Andersen will be candidates for the Board for two new years.</li> </ul>	
	<b>Next Board meeting will be arranged medio December at 17:00.</b>	Ketil

  
Olav Lindal, secretary