

# Nordic Dream Paradise Condominium Juristic Person. Minutes - Annual General Meeting 2025

Meeting date: 14<sup>th</sup> January 2025


Meeting time: 6 PM

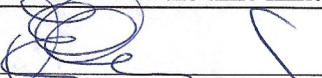
Location: Office at Nordic Terrace Condominium, Pratumnak Soi 4

Referent: Olav Lindal

Agenda No.	Description
	<p><b>Opening of the Annual General Meeting 2025. (AGM)</b></p> <p>a) <i>Approval of powers of attorney (Proxies) and</i></p> <p>b) <i>Determination of decision-making authority.</i></p> <p>a) <i>Approved unanimously by the annual general meeting.</i></p> <p>b) <i>The condominium's total Ratio is 4212.59. Present due to 21 participants and 8 proxy the annual general meeting can be carried out as planned with a quorum within a framework of 46.95% (Ratio 1977,98)</i></p>
1	<p><b>Election of</b></p> <p>a) <i>Person to chair the meeting.</i></p> <p>b) <i>Referent to write the minutes from the meeting.</i></p> <p>c) <i>Approval of the call for the AGM and agenda.</i></p> <p>a) <i>The annual general meeting unanimously elected Ketil Loenne to chair the meeting.</i></p> <p>b) <i>The annual general meeting unanimously elected Olav Lindal as referent.</i></p> <p>c) <i>Correction to agenda 6 and 8 due to the voting regulations is postponed to EGM.</i></p> <p><i>The annual general meeting approved the amendment and the call for the meeting unanimously.</i></p>
2	<p><b>Election of two Co-owners to approve the minutes from the Annual General Meeting</b></p> <p>Proposal that Manuela Dietlinde Beier (DP 401) and Frank Eastwood (LD 4704) sign the minutes for the AGM 2025.</p> <p><i>The annual general meeting unanimously approves the proposal.</i></p>
3	<p><b>To acknowledge the Board's annual report for 2024 by the Chairman of the Committee</b></p> <p><i>The annual general meeting unanimously approved the performance report from the board.</i></p>
4	<p><b>Approve the <i>Financial Statements for 2024</i></b></p> <p>The accounts for 2024 have been submitted for audit but the report from the auditor is not present at the annual general meeting.</p> <p>The legal person at Varaporn Law and Accounting, Mr. Per Soederlund gave information regarding account and the financial situation and progress of the case.</p>

Agenda No.	Description
	<p>The Board proposed the Annual General Meeting be authorized to approve the accounts for 2024 when the audit report is received from the auditor.</p> <p><i>The annual general meeting unanimously authorized the board in this matter.</i></p>
5	<p><b>Election of licensed auditor for 2025</b></p> <p><i>The annual general meeting unanimously elected auditor Miss. Nattakarn Laokulrat.</i></p>
6	<p><b>Consider building Nordic Condominium Juristic Person office</b></p> <p><i>The Juristic Person Manager informed us that this matter needs participation above 50% of the total ratio to be decided at the AGM and was postponed. The Juristic Person Manager will call for an EGM shortly.</i></p>
7	<p><b>Approval of the board's proposed budget including maintenance plan for 2025</b></p> <p>NDPC has an economy that does not allow large investments, and the suggested budget is based on termination of the 24/7 security, <i>Ref. agenda 9.</i></p> <p><i>The annual meeting approves the board's proposed budget and maintenance plan for 2025 by 77,32%.</i></p>
8	<p><b>Consider amending the regulations regarding the common fee of 45 Baht per square meter per month</b></p> <p><i>The Juristic Person Manager informed us that this matter needs participation above 50% of the total ratio to be decided at the AGM and was postponed. The Juristic Person Manager will call for an EGM shortly.</i></p>
9	<p><b>Consider canceling 24/7 security guards</b></p> <p>The goal is to save costs which can benefit all Co-owners. However, safety will still be a high priority issue by installation of locks on main gate and on all entrance doors.</p> <p><i>The annual meeting approves the majority of the board's proposal by 61,92%.</i></p>
10	<p><b>Election of Committee members</b></p> <p><i>Stein Aage Johansen is elected for two new year's by 70,57%</i>  <i>Per T. Andersen is elected for two new year's by 70,57%</i>  <i>Kim Renee Bakke is elected for two years by 70,57%</i></p>
11	<p><b>Other matter</b></p> <p>There was not any other matters or suggestions within the time limit.</p>

  
 Manuela Dietlinde Beier

  
 Frank Eastwood