

# 2025\_02 - Referat Nordic Dream Paradise Condominium Board meeting.

Date: 26th February 2025

Time: 18:00

Meeting was held in i DP305

Attendies: Ketil Loenne, Kim Rene Bakke og Ivar Drageseth. No show: Per T. Andersen and Stein A. Johansen

Case no.		Owner
	<b>Approved call of meeting.</b> Approved.	<b>Board.</b>
	<b>Approve last meetings minute of meetings.</b> Minutes from 3rd January approved without any disputes.	<b>Board.</b>
<b>(4-2019)</b>	<b>Prosess with outstanding payments.</b> <ul style="list-style-type: none"> <li>Varaporn Law have started the process to take the owners that owe more then THB 80,000 or more. Ketil and Ivar will follow up the matters with Varaporn.</li> </ul>	<b>Varaporn &amp; Ketil</b>
<b>(1-2024)</b>	<b>Economics.</b> <ul style="list-style-type: none"> <li>Board discussed the NDPC financial situation to satisfactory.</li> <li>Capital per 31. januar was THB 1.775.666,43 and total outstanding payments THB 1.210.250,09 from co-owners.</li> <li>The board encourages the owners to pay as soon as possible and Varaporn Law has the authority to accept a payment plan and also to take co-owners to court.</li> </ul>	<b>Board</b>  <b>Co-owners &amp; Varaporn.</b>
<b>(9-2024)</b>	<b>Electric Power provider.</b> <ul style="list-style-type: none"> <li>Transfer the power contract from The Sensuell Garden Homes to NDPC is still pending.</li> <li>Decision on hold at this time.</li> </ul>	<b>Varaporn &amp; Board.</b>
<b>(12-2024)</b>	<b>Build new office between LD and ND.</b> <ul style="list-style-type: none"> <li>The board still have the drawings and the cost for a planned Juristic office facility between LD and ND. The suggestion was voted down on the 2025 AGM so we will continue with the same setup as before.</li> </ul>	<b>Ivar.</b>
<b>(14-2024)</b>	<b>Plans for making ND more children friendly.</b> <ul style="list-style-type: none"> <li>Invest in a playground in the garden to make NDPC more children friendly.</li> <li>Put on hold at this time due to low amount of children in the building at this time.</li> </ul>	<b>Ketil.</b>
<b>(18-2024)</b>	<b>24/7 Security</b> <ul style="list-style-type: none"> <li>It was decided on the AGM 2025 to stop the 24/7 Security service in NDPC, it was suggested to have a automatic gate that would be closed all the time with individual wireless keys for all residents. The board will seek to get quotations for the gate and systems.</li> <li>The Board have decided to continue the security during the nights as there was some concerns from co-owners and there will be a rotation for the current employees during the day so there is always some on duty in the building during the daytime so we will not use money on the gate system at this point as this is a large expense.</li> <li>CCTV is still in operations and there is access to have this on monitors in the guardhouse.</li> </ul>	<b>Board.</b>
<b>(19-2024)</b>	<b>Common expenses.</b> <ul style="list-style-type: none"> <li>The board suggested to AGM to change the common expense for owners to pay per sqm.</li> <li>Due to lack of attendance this will be on the agenda for EGM on the 6th February.</li> <li>The suggested change was turned down on the 6th February EGM.</li> </ul>	<b>Board.</b>
<b>1-2025</b>	<ul style="list-style-type: none"> <li>Board is in progress of re-negotiating the Juristic contract for a period of 2 years with Varaporn Law office</li> </ul>	<b>Varaporn Ketil Ivar</b>

Case no.		Owner
2-2025	<b>Maintenance / Priority 2025</b> <ul style="list-style-type: none"> <li>• We have received a formal letter from the City Hall on the 17th January and this concerns the fire safety and escape routes in the buildings.</li> <li>• The Authorities requires us to make the doors out from the corridors to the emergency staircase minimum 80 cm wide and 1.90 high with self closing mecanismen on the doors.</li> <li>• All cable and pipe trunks needs to have a seperation for eash floor for fire safety installed. Varaporn Law is in communication with the City hall and have started the progress to get 3 quotations for the work to be compleated and approved.</li> </ul>	Booard
3-2025	<b>Lights</b> <ul style="list-style-type: none"> <li>• The lights in the parking area needs to be re-newed, the Board will look at different options and start the work if we find a satisfactory solution.</li> </ul>	Board.
	<b>Next board meeting 9th April 2025</b>	Ketil

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Ketil Lønne, referent.