

Notes of the BMHOA Board Meeting on November 4, 2023

This translation is made by Ai

Meeting Date:	Time:	Location:
2023-11-04	Thai 16:00 – 19:00	Teams Connection
	10:00 – 13:00	Teams Connection

Attendees:

Lena Åhman, Chairperson	House 125/07 +46705563155
Peter Hultenius, Treasurer and Vice Chair	House 124/08 +46708448256 Thai number: +66983582505
Suzanne Lundström, Secretary	House 124/ +46702996505
Kenneth Mårtensson, Personnel/Safety	House 125/01 +46702092215 Thai number: +66650083430
Jörgen Hedlund, Substitute 2nd part of the meeting	House 124/01. +46706590680

Absent:

Jan Karlsson, Maintenance	House 123/30 +46706394796
Lennart Renmark, Substitute 1	House 123/33 +46705289350

1. Agenda Approval

The agenda was approved by the board.

2. Previous notes

The previous notes were distributed and approved.

3. Personnel

Interviews for new staff were conducted in October. We are pleased to introduce Som Thitimon as a new team member at the Blue Mango office. She will start her position on November 6, primarily serving as a Customer Service Agent. An interview with Som Thitimon will be featured in the upcoming newsletter. Employment contracts include a three-month probation period.

New uniforms will be designed, and the meeting approved a budget of 15,000 THB for this purpose. Additionally, the decision was made to purchase a golf cart, with an approved budget of 60,000 THB. A charging station may also be required; however, the exact cost was unclear during the meeting. A budget of 100,000 THB, including the charging station, was set for the purchase. The golf cart is seen as a 5-year investment and a step towards a more environmentally friendly approach.

English language classes will commence with June starting this Sunday. Four guards have expressed interest in the first session, and training will take place every Sunday. The teacher's fee is 350 THB per session, and off-duty staff will be offered 100 THB/hour as extra compensation for participating outside working hours. The board looks forward to hearing about the progress in the next meeting.

4. Maintenance Plan

The majority of maintenance tasks have been completed this year, aiming to finish all points on the annual maintenance plan. It is uncertain if time will permit additional work requested by homeowners to be prioritized. Work at BM Pool 1 should ideally be done, as several homeowners have expressed concerns, and it should be completed before the peak season. Additionally, the trash bins at the pool need attention, and a part of the pool area will need to be closed off, likely in November. An updated maintenance plan is available on the website.

Many lights are reported to be broken in the area, as mentioned by JH. According to PH, speaking with the handyman, the issue is due to rusting of the poles and lamp fixtures, causing the lights to break easily. Therefore, replacement of lighting poles should be considered and incorporated into future maintenance plans. PH suggests these poles may cost around 5,000 – 7,000 THB each. KM also notes that some parts of the area are poorly lit, and tree lighting may help alleviate the problem. Lighting will be included in the upcoming three-year maintenance plan for the area.

Painting has been discussed in previous board meetings. Repainting the wall, which has changed from terracotta to pink due to sun exposure, is costly. According to JH, certain areas need attention. The 600-meter-long wall will cost approximately 200,000 THB just for paint. The board does not consider this work a priority at the moment but plans to include the cost of painting in the three-year plan.

Visual upgrades to the area with simple means are something SL is interested in undertaking in the coming years if given the opportunity. She looks forward to working with the garden contractor to develop a green maintenance plan. The area is aging, and some plants may need replacement, with additional plant lighting.

A roof over the garbage station has been requested by Bonchos, the company handling cleaning and garbage station management. The request has also come from the office, as they believe the garbage bins are being damaged by the sun.

In a conversation with JK, the maintenance manager who did not attend the meeting, the priority for next year should be drainage and the wall. These two items need to be investigated and prioritized above all other tasks. As mentioned earlier, a special reference group will be assigned to work on these two areas.

5. Financial Monthly Report and 2024 Budget

September was a financially positive month, with a surplus of 65,000 THB. The result exceeded the budget, and there are good prospects to surpass the budget for the entire year of 2023. The results and balance report for September are available on the website.

During the meeting, PH presented an initial draft of the budget at the account level. A general increase of 4% has been applied to secure inflation adjustments. Some items were discussed, such as accounting costs, which might be reduced considering the recent recruitment. This saving could possibly be implemented in 2025. An increase in the "Common Fee" may be considered next year.

It has been seven years since an adjustment to the "Common Fee" was made. The board's motivation is to, if possible, remain at the same level. By performing more work for homeowners with in-house staff, efficient maintenance can be ensured, and the area can continue to develop positively. The right investment should be made at the right time.

6. Supplier Meetings

During October, LÅ and PH met with numerous suppliers for next year's tasks, including cleaning, gardening, internet, and termite control. New quotes are awaited, and LÅ and PH will prepare a basis for potential voting or decision by the board.

During the meeting, the board recommended assigning the termite control task within the area to BT Pestcontrol. The option for homeowners to choose between Homebug and BT Pestcontrol will remain. Detailed information will be provided after final negotiations.

7. Nominating Committee 2024

The board now has three individuals who have agreed to be part of next year's nominating committee.

8. Communication for Annual Voting

SL has prepared material for the upcoming annual voting. Some motions have not been received. Documentation will be compiled in the coming weeks and distributed to the board for approval before dissemination.

9. Other questions

No other matters were discussed.

In witness whereof:

Suzanne Lundström

Lena Åhman

Peter Hultenius