



Hello dear homeowners!

2024-01-15

Here is the first newsletter of the year, which also contains a short report from the information meeting on January 5th. We were about 26 homeowners present. Moo and Som had arranged for snacks and drinks. Handyman arranged a sound system and nice mingle music.

The information meeting was held on 5 January.

Lena Åhman was elected chairman of the meeting and Suzanne Lundström was elected secretary. The outcome of the vote, which was completed on 19 December, was presented at the meeting. Information about both the business focus in 2024 and the results of the vote can be found on the website for those of you who are curious to immerse yourself in the information. Lena thanked the resigning board members and welcomed Janet Bolinder and Mia Lind as ordinary members as well as Ola Andreasson who joins as a new deputy.

The Board had a statutory Board meeting on January 6, followed by a first ordinary Board meeting. At the Board meeting, the focus was on the Board's operational focus and the members' areas of responsibility for 2024.

New board from Jan 2024

Lena Åhman – Chair – Maintenance Manager (includes infrastructure)

Janet Bolinder - Treasurer

Suzanne Lundström – Personnel/Security and Green Maintenance Plan

Mia Lind - sekreterare

Jörgen Hedlund – Alternate member

Ola Andreasson – Suppleant

The new Board will continue to work forward with the same commitment and drive to achieve the goals of the business direction decided for 2024.

In 2023, comments have been directed at the invoicing routines. Criticism has been levelled at the lack of transparency in the invoicing of renovations and more extensive work carried out by the "handyman". The Board has chosen to put extra focus on this particular issue in 2024.

At the first board meeting, the possibility of moving from monthly invoicing to quarterly invoicing was discussed. This would mean that the "common fee" would be invoiced in advance and electricity and water in arrears. We see great savings in time for the staff and for the accounting firm. The homeowners who pay the invoices from Sweden will hopefully see this as a great advantage as the bank charges fees for international payments. Going from twelve invoicing occasions to four will also reduce the time spent following up on payments. The Board has decided to hold a vote shortly. The service agreement states monthly billing, but according to our lawyer, it should not be a problem to change to quarterly billing if the vote is in favor of a change.

Suppliers

In 2023, Lena and Peter, together with Moo, have negotiated with BT Pest Control and Homebug regarding **pest control**. The task of managing our public areas has been assigned to BT Pest Control. Both companies will continue to offer their services to the homeowners in the area.

In addition, negotiations regarding **gardening services have** been carried out with three companies. We have also discussed the possibility of recruiting garden staff as an alternative. The contract with Boncho has been extended by three months. During the three-month period, Suzanne Lundström will go through the conditions for a new agreement at the same time as an inventory has been carried out where the company has received comments on the services performed in 2023.

Cleaning services have been offered by four companies. Annie Cleaning, Mr Clean, QV and Sun4You. Prices will be posted on the website and you choose which company you as a homeowner want to hire.

Negotiations have also been held with NT (formerly TOT and CAT) regarding **internet services**. NT has not come back with a quote despite several reminders. We therefore do not see any possibility of changing supplier at this time. Sanuk will continue to be entrusted with the task and we look forward to continuing to work on the issue of internet service providers as this is an issue that engages. A reference group will be formed to discuss alternative solutions.

Offer of new routers from Sanuk.

Several years have passed since Blue Mango installed the fiber network in the area. The speeds are now upgraded to 1000 Mbps for each individual house, so an update of the router is required to get the full effect of the speed when using the internet service. Most houses still have an "old" 2GHz wifi router, which by today's standards has a fairly small coverage. To be able to better use computers and phones on the new 5GHz band, a new router is required.

BMCL has purchased new routers with the standard "WiFi 6" (AX1500) with a good volume discount from Sanuk Systems. This router allows your WiFi to take advantage of the speed of the fiber. This is especially important if you have several connected devices in the house. Homeowners who want a new router can order it on Blue Mango's website, paying 850 baht plus VAT. Sanuk also offers to configure and install the router in the house free of charge for those who want help with it. We have ordered a limited number, which means that it is "first come, first served" that applies.

In connection with ordering a new router, Sanuk also offers the TV box with a 10% discount, i.e. now 4880 baht + VAT. The TV box is used to watch TV programs and play from SVT and TV4, listen to the radio, and access the shared file server in Sanuk's TV service. The new TV box is fast in channel changes, supports 4K HD picture and Dolby Digital sound, and also has built-in WiFi so you don't have to pull out a data cable to the TV! The included remote control is programmable, so if you want, it can also replace the TV's remote control so you can control on/off and volume on the TV with the same remote.

If you want to order at a special price, please submit your order on the website. Orders are made via the button under the heading accommodation to Support/Sanuk. Keep in mind that the number of routers at a special price is limited. The offer is valid while supplies last.

All the best from the board - Lena, Janet, Suzanne, Mia, Jörgen and Ola

