



2024-04-07

Hello all homeowners!

If you did not have the opportunity to attend the TEAM meeting on 23/3, here is information about what was communicated. We are pleased that so many had the opportunity to participate in the meeting, which we on the Board found very rewarding. Good comments and suggestions. Many thanks to all of you who participated!

Short summary from the TEAM meeting

- Reference group – Statutes & service agreements Göran Rahm gave a brief presentation of the reference group's work to update the association's statutes and the service agreements that are signed when buying a house in the area. A first draft of the statutes has been completed, and next in line is the service agreement. The goal is to be ready by the autumn. Many thanks to Göran Rahm, Ingrid Sköld, Anders Bellström and Lena Åhman for your good work.
- Reference group - Drainage Anders Bellström shared information that the drainage from the area may become a problem as we enter the rainy season. Drainage has been a problem for several years but has now been prioritized and the board's goal is to solve the issue once and for all. The group is now investigating the possibility of BM connecting to the municipal sewer. The possibility of doing this in collaboration with adjacent areas is being investigated. The reference group will be expanded with Håkan Markström, who has experience of previous investigations into the matter. We would like to thank Anders Bellström, Jan Karlsson and Lena Åhman for their good work so far.
- The Nomination Committee Anders Bellström, Ingrid Sköld and Rikard Kristiansson will initially contact the current Board of Directors. The goal is to find new board member meetings and deputies. This is very important work that we hope more people will want to get involved in. Get in touch with the Nomination Committee if you want to make a difference for our area.
- Janet Bolinder, Finance, informed about the customer invoices that have been sent out as quarterly invoices for the first time. A desire to make the invoices clearer has emerged, which Janet sees as possible. Work performed by handyman will be invoiced separately, including appendices. If you have questions about finances or invoicing/quarterly invoicing, please contact the treasurer - Janet Bolinder. You can reach her at the following email address janet.bolinder@hotmail.com
- A point of view was raised regarding the extra cost that will now be charged for reading electricity and water in addition to what is done quarterly before invoicing. Each monthly reading could be presented on the website for all houses, which would facilitate the handling and at the same time make it possible for homeowners to continue to detect abnormal consumption on a monthly basis. If any homeowner does not want to share their consumption, we are grateful if you inform the board.
- Additional services The division of responsibilities and the freedom of additional services were discussed, where unfortunately more people feel that they do not receive feedback or that the services do not meet the desired quality. Homeowners are encouraged to complain about the service to the office if it does not meet the desired quality. The Board of Directors will consider including the discharge from liability in the next signing of the agreement.
- The office's work and staff Suzanne informs about the office's ongoing work. Who work hard and do a good job. She says that the reporting of the Stay Away service is on its way. She also wants those who have booked assignments through Moo and who have not received feedback to send an e-mail to supervisor@bluemangoresidence.com

Suzanne Lundström also informs that the organizational review and recruitment is ongoing. The office's opening hours came up and that it is not always staffed. The office's opening hours have been reduced to 09.00 – 11.00 for a period of time. If you want a meeting, you can book an appointment with Som at a time that suits you.

The office works to support homeowners and not tenants with miscellaneous issues. It is of great importance that a homeowner who rents out his house is responsible for his tenants in terms of information about the area and other general issues. When ordering services from the office, these orders should be made by the homeowner and not by the tenant. In case of acute problems that arise in the house, such as leakage or other things, the office should be contacted to ensure quick action.

- Internet
Rikard Kristiansson informs that there is unfortunately a lot of hassle due to sabotage of central lines at the Red Sea. Some traffic has been affected, but internet traffic has been redirected and is now taking other routes between Asia and Europe. Rikard informs us that there are many squirrels in the area that unfortunately like to bite on our fiber cables. Sanuk will not be able to detect the problem until the internet connection is used. If you, as a homeowner, experience that the internet connection is not working, this may be the reason. Feel free to contact Sanuk via the website or the following [Error report Landing page – Blue Mango Residence](#) Sanuk wants to provide fast and efficient service and, if possible, fix any faults within a few hours.
- Other comments- Large rocks are located at the pool that could potentially cause damage to the pool if thrown into the pool.- Pigeons in the area litter.

Gardening Blue Mango

Our area is a few years old and it's time for a review of the vegetation. The palm trees in the area and the plants around BM Pool 1 need to be looked at. The roundabouts need to be cleaned up and, in some cases, renovated. We have also received feedback from homeowners that irrigation and weeds need to be given more attention. There is a need to topdress lawns and supplement with new soil in flower beds. Sompong & Boonchu Landscaping is responsible for 66 private gardens in the area.

The Board of Directors has previously announced that the contract year will be changed starting on 1 April. The agreement has a notice period of three months and is renegotiated every year. The negotiations for this year have been ongoing since December and we have had several meetings with three suppliers where all have been given the same conditions. We have requested prices for the maintenance of common areas and private gardens from all three suppliers, as well as a plan to give the area an overhaul according to our wishes. All three suppliers have shown great commitment and professionalism. After careful consideration, the Board of Directors has decided to continue to engage Sompong & Boonchu Landscaping with certain amendments to the agreement. Attached to the agreement is a gardening plan for common areas for the year 2024, in which Madame Boonchu, in addition to her regular care, will focus on extra measures every month. The document "Garden Maintenance Plan 2024" can be found on the website under operational plans.

In addition to the seven people included in the agreement, Som (formerly Customer Service Agent) will also be responsible for monthly meetings with our Supervisor to report on completed actions. Who has trained as a landscape designer, will give suggestions for garden design for common areas and be active in the selection of plants. Sompong & Boonchu Landscaping's staff will continue to handle the garbage disposal.

The board has decided to let our "Handymen" take care of the pool area by washing the sun loungers and cleaning the toilets. Since they already have a routine for pool maintenance, we believe that additional tasks are not unreasonable to put on them. This change in resources allows us to negotiate a lower price than in previous years and save THB 5,000 per month from the previous agreement. The Board of Directors is very pleased and positive about the continued cooperation with Sompong & Boonchu Landscaping.

Voting I

would like to take this opportunity to inform you that during the month of May, a vote regarding the Board's discharge from liability will be sent out via email. In connection with it, everyone will also have the opportunity to vote regarding. The common list of electricity and water consumption on the website.

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

