

Protocol Boardmeeting BMHOA 2024-05-05

Date of the meeting: 2024-05-05 Clock: SV 10.00 – 11.30 Place: Teams connectivity

Called:

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| Suzanne Lundström, (SL) Chairman | House 124/00+46702996505 |
| Ola Andreasson, (OA) Vice President | House 124/23+46702469303 |
| Maria "Mia" Lind, (ML) sekreterare | House 123/23+46762095152 |
| Janet Bolinder, (JB) | House 125/13 +46707811401 |
| Jörgen Hedlund, (JH) | Thai no +66871272395 House 124/01 +46706590680 |

Anders Bellström, Reference Group Drainage House 125/08
Anders participates in the first part of item 3, drainage

1. Adoption of the agenda

The agenda was approved.

2. Previous minutes

The previous minutes are adjusted according to the comments received. JH is in his deputy role helpful with homeowner routine and building permit notifications, not responsible. Then approved.

3. Operation and maintenance (including Infrastructure)

- Anders Bellström participates in the meeting based on his participation in the reference group for operation and maintenance. Anders talks about the current situation within and outside the area as well as ongoing work. Anders and Jan are currently compiling history, events of importance, challenges and needs. Anders is now in contact with nearby areas and meetings are planned to come to the best possible solution together. Anders is asked about the degree of severity, informs that we have an ongoing process and with good contact and collaboration a good result is given. The Board defines the following assignment to the Drainage Group: The group shall investigate, map and pursue issues regarding stormwater, sewerage and drainage in and outside Blue Mango. To continuously report to the board via the chairman of SL and participate in board meetings if necessary.

The reference group's mission and goal is to investigate how we can/should proceed to get functioning sewers and drainage. Furthermore, map contact areas that are important for achieving the goal, create a dialogue with nearby areas and the municipality and also create good collaboration with these.

The group convener is Anders Bellström together with Jan Karlsson, Frans Lokar is helpful locally (as he is a permanent resident) and Hans Marklund participates when needed with his specialist knowledge. The board is very grateful for the very good work that the group does.

- SL reviews the maintenance plan for 2024 During June/July, when SL will be staying at BM, renovation and maintenance will take place of the office as well as the space

behind the guard that serves as a lunch area for the staff. SL shows what is intended to create a good working environment and received approval from the board to continue the work and develop a more detailed budget for the purchase of new furniture such as height-adjustable desks. The repainting fits into the already set budget.

4. Finances

JB talks about the current situation, the invoices are out and some payment reminders have gone out. Unfortunately, unidentifiable payments are still found, which makes the work more difficult. Janet has asked Som to get back to her when incoming emails/questions from homeowners, so that she can be helpful.

We have challenges regarding the financial ruins, Janet is currently taking on increased responsibility and together with the chairman they are reviewing the routines. During his stay on site in June/July, the chairman will give the opportunity to review the routines more closely.

Contact with Sooddeelaw Panlop is unfortunately inadequate, unfortunately still waiting for a signed financial statement for 2023. SL has emailed Panlop and asked for a meeting at their stay in June.

5. Staff & Office

- Recruitment is ongoing, three recruitment interviews will take place by SL during the month of June.
- Homeowners have submitted comments regarding consumables for pool maintenance. It is the actual consumption that must be invoiced. SL has taken it with the office. A question regarding electricity and water prices has been received. The prices are dynamic in Thailand as well, which means that the cost per kWh will be adjusted based on Pea - the electricity company's price at the different billings.
- Work routines and documents are now being reviewed. The board's goals and ambitions are to clean, clarify and simplify the work routines within the various roles and processes together with the office. Create certain joint documents, etc., so that dialogue, cooperation/collaboration will provide better conditions and sustainability. The importance of working systematically also gives a better result and clarity, and minimizes the risk of things falling through the cracks.
- Who announces that it is very hot right now. Water level/shortage may occur and then she will provide water a vattentank. SL tells us that Som lyft with the staff to use AC in a wise way in relation to the financial cost they entail.

6. Building permit application

SL highlights the importance of working according to the process description. SL takes responsibility for providing the applicant with written feedback when the building permit application is made when the building permit application is made. Secretary ML is put on a copy to be able to archive the feedback/document.

Building permit application 123/11

The board approves the application, with certain reservations that SL gives back to the homeowner.

Building permit application 123/27 The board approves the application, with certain reservations that SL gives feedback to the homeowner.

Building permit application no.3 ?, Postponed, as the board does not have complete information on the matter.

7. Sanuk Internet/fiber in the area

SL announces that she has terminated the current agreement by email for renegotiation.

8. Additional Services

SL will send out a new updated document to all members of the board. A decision will be made at the next meeting, and then published.

9. Statutes

OA has received a question from the reference group Statutes. When should the reference group hand over its review of the statutes to the board? The board agreed that August is a good level of ambition to take over the documentation to go through the statutes before they go out for consultation to the homeowners. The goal is to send out an update of the statutes to the homeowners for consultation during the month of October.

10. Communication

- Today, there are several different lists, such as invoice and alla@bluemangoresidence.com. JH is tasked with reviewing which lists exist, what function they have and how they are used.
- Welcome letter to new homeowners – SL has been in contact with two new homeowners to get a picture of what they think would be desirable to know when they became homeowners in the area. Based on this, SL has made a first draft that JH and ML will take over and continue to create. The goal is for it to be ready by August. When this is done, a routine is created for how the control should work/respond to new homeowners. The goal of the project is to make it clear to everyone how the area works and what it means to own a house at Blue Mango Residence.

9. Miscellaneous

- OA has received a comment from homeowners 123/21 regarding garbage that has been thrown outside the wall behind their house. SL will bring this up at the next staff meeting if they know who throws away belts and how we can counteract so that it ends.

- Summary of the Board's priorities 2024- Recruitment- Organization and work routines- Drainage- Sanuk - Statutes- Welcome letter new homeowner

For the minutes: Chairman: Adjusters:

Mia Lind Suzanne Lundström Janet Balinder