

Protocol BMHOA Board meeting 2024-07-07

Date of the meeting:	Clock:	Place:
2024-07-07	SV 10.00 – 12.00	Teams connectivity
	TH 15.00 – 17.00	Teams connectivity

Called:

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
	Thai no +66871272395
Jörgen Hedlund, (JH)	House 124/01 +46706590680

1. Approval of the agenda:

The agenda was approved.

2. Previous minutes:

The previous protocol were approved.

3. Current status in the area:

SL informs that currently there are very few people in the area and in Mae Phim, but more are arriving daily. Thunderstorms have swept through Mae Phim. SL notes that the area is very nice and well-maintained.

4. Maintenance and Operations:

Several different maintenance works have now been completed, for example, the roundabouts in the area have been restored and look very pleasant. Other minor surface work has been carried out or is in the near planning stages.

SL, together with the staff, has cleaned, renovated, and tidied the office. Several pieces of furniture have been reused, height-adjustable desks and office chairs have been acquired. The guardhouse will also be painted inside and a small kitchenette will soon be installed. A well-adapted physical work environment can now be checked off.

The wells/drain between houses 123/23 and 123/24 will soon be ready.

SL has also been in contact with both the drain reference group and Mr. Panlop to investigate the responsibility for landowners in the area regarding drainage issues. Currently, two focus areas have been identified:

1. During heavy rain/showers, water unfortunately flows from the southern field/land outside Blue Mango into the area. Drainage is the landowner's responsibility, making it important to have a dialogue to address this issue. The board is discussing suitable measures with the drainage group.
2. The new road at Seebreeze is a concern as there is a risk that Blue Mango's drainage will not flow freely. The reference group has contacted the chairman at Seebreeze,

who is informed about the matter, and possible coordinated actions with the municipality are being considered. If necessary, Mr. Panlop may assist as a legal consultant on both above-mentioned points.

5. Staff:

Recruitment is now complete, and it is pleasing that Som (who was previously employed at BM) has accepted the position as Supervisor. She will start her employment on July 15th, initially working 3 hours/day. The already employed Som will take on the role of customer service. Both Soms have agreed to be referred to as follows:

- Supervisor Som – Som 1
- Customer Service Som – Som 2

SL has worked alongside the workgroup for a month on various practical and administrative tasks, focusing on training on teamwork, internal and external feedback, and developing new work routines. There have been many meetings involving the entire staff, with a great willingness to learn, serve, and do things right. A new routine includes weekly meetings every Monday, led by the supervisor, to review the week, followed by a follow-up on Friday. High and low season focus areas have been identified. SL has seen the joy of being involved and influencing, with ideas for changing the work taking shape. The goal is to establish sustainable and educational routines for BM, benefiting both staff and board work, and ultimately benefiting everyone by working together.

The board will emphasize in the upcoming newsletter the importance of homeowners encouraging and showing respect and humility towards all staff to create the best conditions for a fresh start, looking forward to a flourishing Blue Mango.

The board decides to return to the maximum advance payment of 3000 baht for salary advances, to be approved by the Supervisor.

6. Finance:

JB informs that feedback is awaited regarding the budget vs. actual costs.

7. Communication:

- **Survey**

A survey regarding discharge from liability will be sent via email to all homeowners shortly. Information about this will be included in the newsletter. The included documents will be comments on the 2023 operational year – the treasurer's report and the auditor's report and financial statement. The board decides not to include a survey question regarding a public electricity reading list due to clear opposition from homeowners.

- **Documentation/Learning Organization**

Google Drive - BMCL. ML and OA will together with Som 1, go through review documentation and organizational structure to ensure information sustainability and learning. This is to ensure continuity if someone leaves the office.

- **Newsletter:** A new newsletter will be sent out during week 28.

8. Other:

No other points.

Recorded by

Chairperson

Verifier

Mia Lind

Suzanne Lundström

Janet Bolinder