

Protocol board meeting BMHOA 2024-08-04

Date of the meeting: 2024-08-04 Clock: Sv 17.00 – 18.30 Place: Teams connectivity

Called:

Suzanne Lundström, (SL), Chairman
Maria "Mia" Lind, (ML)
Janet Bolinder, (JB)

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Jörgen Hedlund, (JH)
Ola Andreasson, (OA)

1. Approval of Agenda

The agenda was approved.

2. Previous Minutes

The previous minutes were approved.

3. Current Situation in the Area

Everything is running smoothly in the area, and the staff has started working with their new routines. There have been some heavy rains causing certain ground fault circuit interrupters to trip again, but this is easily remedied. Otherwise, nothing special to report.

4. Maintenance and Operations

The wells between houses 123/23 and 123/24 are now completed.

SL has had a meeting with the drainage group. The group will conduct a survey for additional desired measures and report to the board in November when some members of the group are present in Mae Phim. The drainage group will make the necessary contacts to conduct further assessments regarding the drainage issues outside of Blue Mango. Within Blue Mango, the current situation is considered relatively stable. Minor actions may be needed at the houses along the northern wall that do not have their stormwater connected to a well.

The board is very grateful for the drainage group's work and commitment and looks forward to further feedback in the fall.

The review of the electrical system and the fence has now been completed. The supervisor has been approved by the board to begin repairs on the electric fence. Actions will take place in two phases for a fully functioning security system.

The entire board received a review of the Repair Maintenance/Maintenance Plan for 2024.

5. Personnel

In summary, the recruitment of Som 1 has been very successful, and she provides excellent feedback to the board.

The joint teamwork among the staff is now underway, and the new routines are

starting to take hold.

Som 1 will go through all the documents and update the Google Drive in the fall so that all documents are up to date. Som 1 has also addressed the staff's insurance and will report back to the board with a proposal for staff insurance.

Additionally, Som 1 reported that the security guards are considering a more formal uniform to be worn during the daytime to present a more authoritative appearance during the high season.

The board has noted that the office closes during all holidays, which led to a question to the supervisor about the legally mandated holiday leave for staff. The previous board approved 13 days off, which is the minimum required under Thai law.

Currently, the office takes a maximum of 17 days off, which has not been approved by previous boards. Som 1 will review this, and the issue will be discussed at the board meeting in December to finalize the staff's holiday leave for 2025. The aim is to publish these days on the website.

Additionally, the supervisor is also reviewing vacation planning for the staff, which should be taken during the low season.

The board gives its approval for the staff to have a joint dinner/company party for team building 1-2 times a year.

6. Finance

JB, the treasurer, reports that the budget is balanced.

They are awaiting the results for July-September before making further prioritization decisions.

Som 1 reports that the dialogue with Appel from Soddee Law is going well.

7. Communication

- Questionnaire on Discharge of Liability

The results have now been finalized, and the 2023 board is discharged from liability.

54 - respondents

50 - Yes

1 - No

3 - Blank

See Appendix 1.

- Newsletter Feedback

Positive feedback regarding the recruitment of Som 1, with many looking forward to seeing her again on their next visit.

- 124/10 Submitted Building Permit Application – the building permit process has started.

- From Homeowners

A question was received regarding BMCL's warranty on completed work. BMCL has no warranty responsibility beyond what the subcontractor offers. See Appendix 2.

8. Other

- The Bylaws Process

OA will continue to work on this issue with the goal of submitting a proposal for review and voting in the fall/early winter.

- Information Letter for New Homeowners
ML and JH will continue their work with the goal of having a finished document by early October.

On the record:

Chairman:

Adjusters:

Mia Lind

Suzanne Lundström

Janet Bolinder