

Protocol board meeting BMHOA 2024-11-03

Meeting Date:

2024-11-03

Time:

Swedish 10:00 – 11:30,
Thai 16:00 – 17:30

Location:

Teams connection

Attendees:

Suzanne Lundström (SL), Chair, House 124/00, +46702996505
Maria "Mia" Lind (ML), Secretary, House 123/23, +46762095152
Janet Bolinder (JB), House 125/13, +46707811401
Thai no: +66871272395
Jörgen Hedlund (JH), House 124/01, +46706590680
Ola Andreasson (OA), Vice-Chair, House 124/23, +46702469303
Frans Lokar (FL), attending item 4, House 125/09

1. Approval of the Agenda

The agenda was approved.

2. Previous Minutes

The minutes were approved.

3. Current Situation in the Area

JB is present and reports that the area looks nice, with a good atmosphere. Various works are ongoing.

4. Maintenance and Operations

Pool 1

FL is attending at the board's request to assist on-site and to help move the matter forward. Discussions were held regarding the cause of the issue, but mainly about the quote and measures to get Pool 1 in operation as soon as possible. FL is tasked, along with the supervisor, to clarify the urgent actions needed to make Pool 1 operational. If possible, a phased approach will be used, and the financial question can be addressed afterward.

It was decided to split the task into two groups for more effective handling:

- **Pool Group:** Ola Andreasson, Jörgen Hedlund, and Frans Lokar
- **Finance Group:** Suzanne Lundström, Janet Bolinder, Mia Lind, and Peter Hultenius

Reporting between the groups will take place via meeting notes/summaries via email. Needs and priorities for the 2024 and 2025 budgets are deferred until the costs for Pool 1's repairs are clearer.

5. Staff

A discussion was held about salary reviews. All board members agreed that salary increases should be tied to responsibility and development/performance, not just a general increase, and should consider the salary level and the 13th-month salary.

6. Finances

Discussions were held regarding inflation, costs, needs, and upcoming requirements. To meet these and balance the budget, the board has decided to increase the monthly fee by 250 Baht/month.

For any sales, the treasurer/board needs to monitor any potential debts.

7. Communication

Three motions have been received:

1. Change in the appearance of the invoice sheet, submitted by House 125/01
2. Request for a detailed breakdown of the quarterly invoice, submitted by House 125/12
3. Return to monthly invoicing, submitted by House 124/14

The board unanimously decides to review the invoice sheet to make it clearer, ensuring all services and purchases are specified. JB is tasked with reviewing this.

An upcoming operational update will also include the received motions.

JH has updated the voter list, done ahead of the broadband vote.

8. Other Matters

The board suggests candidates for the nominating committee for 2025, with only one name currently proposed. A discussion is ongoing regarding who else to approach, and all board members are tasked with considering potential candidates.

Color selection for House 124/9: JH will contact the homeowner.

JH informs about the sale of House 125/11.

- Broadband connection: Discussions are ongoing regarding alternatives and negotiations with Sanuk. A successful negotiation has been made for Work Space. Previous votes and cost considerations are reviewed.

The broadband vote will take place between 13/11–23/11, with a reminder sent on Monday, 18/11, according to the voter list updated by JH.

Alternatives:

1. Renew the contract with Sanuk Systems – A new three-year agreement (2025-01-01 to 2027-12-31), with Sanuk continuing as BMCL's broadband provider. Currently, there are 68 subscribers and the two shared pools.
2. No broadband service via BMCL – Each homeowner is responsible for their own broadband connection. Building permit directives, available on the website, must be considered.

Board's Recommendation: Option 1, a new three-year contract with Sanuk Systems.

The results will be shared via newsletter 7, expected to be published in week 48.

Minutes Taken By:

Chair: Suzanne Lundström

Secretary: Mia Lind

Approved by: Janet Bolinder