

COMMITTEE REPORTS AND DECISIONS

10 APRIL 2011

(Official minutes will be prepared and then posted on our website. The meeting lasted nearly 5 hours. Here are brief notes so we can update owners on these important issues quickly)

(Hunter was acting as proxy for Eric who is away)

REPORTS / DISCUSSION

- Steven gave everyone copies of the document from the land office confirming registration of the committee and Juristic Person Manager (Khun Malee).
- Khun Sa-art (condo lawyer) said the condo bye-laws would be updated and the first draft given to the committee on the 28th April
- General Manager Khun Joe gave part 1 of his in-depth report on the building explaining the water, electrical and TV/UBC systems
- He also provided monthly and yearly financial statements and bank balances for the committee to look through and discuss at the next meeting 30th April.
- Craig (head of lift sub-committee) submitted his well-researched report with recommendations for improving the lifts.
- Paul and Khun Thawan briefed the committee on the fire and lightening conductor systems
- John proposed parking changes
- Hunter presented a proposal to employ a management company. Several members have been researching this over several weeks
- Hunter is an architect and has started outlining a design for the lobby area as head of the lobby renovation sub-committee.

DECISIONS

The committee decided unanimously on all the following points

1. To accept the quotation from Otis Co Ltd to renovate all 3 lifts. The cost and details are all on the main board.
2. To use money from the capital fund to renovate the lifts but first make a financial plan to repay it over several years
3. That Khun Malee, Paul, Madame Ju and John Haggett would become the new signatories for the condo bank accounts on 11 April 2011
4. That the proposal to employ a management company was a major step and would be discussed again at the next meeting
5. To buy 34 fire hoses and buy or service the fire extinguishers so that all floors have 3 hoses and 3 extinguishers
6. To buy batteries for all floors to reinstate the emergency lighting system
7. To buy a new fire control panel, to test and repair all the sensors and reinstate the fire alarm system
8. To buy new lightening conductor cable for the roof and reinstate the system
9. To use permits and barriers in the parking area to benefit residents

(Next meeting on Saturday 30 April)