

MAINTENANCE REPORT AND OTHER MATTERS April 2012

LEGAL ISSUES The Land Office registered the minutes of the AGM. They registered and approved our amendments to the condo rules to comply with the 2008 Act on 12 April 2012. (The manager had checked with them the rules can be amended with a simple majority before the AGM). The manager has posted other relevant documents from the AGM and Land Office including voting figures showing that all the resolutions passed.

SPECIAL ASSESSMENT

The special assessment of 7.4 baht received a vote of 90% from attending owners. Now everything has been registered, the manager will prepare the bills. This is a very strong vote for the future of the condo. 37% of owners attended which is a very high turnout for a Pattaya Condo. Other condos struggle to make the 25% quorum. We would like to thank everyone for attending and the commitment of the vast majority of owners to making Center Condo a safe and pleasant place to live.

MAINTENANCE REPORT

The manager made a maintenance schedule after the General Meeting to prioritise repairs and respond to owners' requests. The committee made the point at the AGM that the technical staff save owners many thousands of baht by doing almost all repairs in-house and that much of the work is unseen by owners. Please also look at the Maintenance Schedule and photos. Here is a brief summary for the last 8 weeks.

FIRE DOORS The sample door has arrived (it is in the office next to the manager's office if owners want to see it). K Boompeng is estimating the cost of the partition walls. The installation is complicated because of the design of the building. It requires the techs to turn the whole fire box and main riser plumbing 90 degrees and embed it in the new partition wall. They are welding together 40 new steel water shaft doors and modifying some owners' door frames. This is being done by our staff at a fraction of the cost of using outside contractors but it also means a delay to other non-urgent maintenance.

POOL. This was a concern for many owners. We repaired the steel supports, wood decking, and fitness equipment. Work was done to the pool pump system and valves. This will reduce the amount of chemicals needed and make the pool healthier. Specialists will investigate the strange leak

into the sauna area. The manager negotiated free Wi-Fi in the pool area for residents. The repaired fitness equipment has been moved to the downstairs area. We are trying to encourage residents to use these areas. 2 table tennis tables are available

SMOKE DETECTORS 5 smoke detectors were fitted to the fire pump room, MDB room, lift control room, pool pump room and control room as per the building inspection report. (Cost 3,500 baht)

We have put a sample detector on display to encourage owners to fit one in their apartments. This is a very cheap and important safety item and is a requirement in many countries. Cost 450 baht. Please order one at the office if you want one.

WI-FI CONTRACT The manager negotiated a new contract with Thai IT to generate income and provide a WI-FI option for residents. The income for April and May 2012 will be 3000 baht a month then June 2012 up to March 2015 will be 5000 baht a month. The contract is from 1 May 2012 - 30 April 2015. The office has details if you are interested in this service.

LIFT The original lino tiles have worn very quickly and do not look nice. A long term solution is hospital grade flooring. The lift was out of service for 2 days in March because one of the new door sensors failed.

CABLE TV Many owners complained about not being able to see National Geographic. A new TrueVision receiver and satellite dish was installed (6,500 baht). Please keep Khun Noi updated with any other TV problems you have. (We are working on the TV 5 problem— no reception after 17.30)

SEWER / SEPTIC SYSTEM The tech staff cleaned the sewer cupboard (on the corner of the building near the rubbish area) which smelt and was in a terrible state. A steel plate was installed over the sewer tank. The manager scheduled regular emptying of the septic tanks. The techs added bio products to the septic system

SECURITY BOX The damaged roof was repaired.

WATER PUMPS The transfer system failed and the techs had to operate it manually. The repair was complicated and cost 15,000 baht

FIRE SYSTEM The techs cleaned the fire pump room and repaired one of the fire pumps. The diesel tank was filled and a visual sight gauge added to

the tank for safety. The fire pump engine is run regularly and maintenance tags have been placed on items that require periodic inspection.

GARDEN The gardener is keeping the area very nice and will make a new flower area near the pool area (no cost for plants)

CLEANING There will be a high pressure cleaning of the area under the pool

BIKE STAND. We ask all bike owners to use the new stand under the pool which is dry and secure

CCTV Repairs were done in the parking area system (no longer under warranty). The cables in the parking area were buried.

DEPOSIT ACCOUNT The manager opened a new account for residents' deposits to correct and simplify the accounts. Previously deposits were shown as income and this was incorrect accounting procedure.

OWNERS SUGGESTIONS All have been noted and we are working through them including the bare meter wires on M floor and untidy ceiling wiring on all floors. The open breaker cupboard on M floor has been secured. The priority is all the safety items. Please be patient. The AGM absorbed a huge amount of the manager's time and the techs are focussing on the fire door modifications and installation.

INFORMAL OWNERS MEETINGS

We propose to hold informal meetings about every 2 months with the manager and committee members to involve as many owners as possible. The first meeting is Monday 7 May at 4 pm for about an hour in the gym area next to the pool.