

MANAGER AND COMMITTEE REPORT NOVEMBER 2014

The AGM will be on 7 March 2015. There are proxy forms in the office if you cannot attend. There will be elections for the committee and other big decisions.

REPAIRS

The committee will soon complete a huge 4 year repair program to all the infrastructure. Since 2011, this includes the lifts, fire and safety systems, swimming pool, parking system, electrical and water systems, TV and satellite, and exterior of the building. We will also complete a big improvements program. The final expensive item is reflooring the 8 floors which still have old flooring (cost about 1.5million baht) which owners can vote on at the AGM

EXTERNAL BUILDING REPAIR

The repair stage is finished. The company is very good and repaired hundreds of cracks and removed old metal from the walls. When the weather is good we will do the wash and primer coat. We are still consulting on colours but most owners said they do not want white and they want a 2 colour design. The project is within budget.

After the building is painted, do not expect it to look perfect. This is an old building and needed a lot of repairs. Some of the repair work may still be slightly visible under the paint (similar to other repaired condos such as View Talay in Tappaya Road and Jomtien beach condo in the photos below).

ELECTRICAL REPAIRS

Mr Ong did a very good job and finished replacing the 2 main distribution breakers in a day (640,000 baht). He replaced the main breaker on the 11th floor earlier in the year (140,000 baht). In the future, there are 2 more breakers (1,600 amp) which we need to replace.

ROOF

3 owners have reported leaks thru the roof. We will do a temporary repair and plan to weatherseal all the roof if the problem is not fixed (AGM).

POOL

There have been some problems with the grouting. We will empty the pool and repair the problem at the end of the high season and add special steps for older people. Weber company have helped with 50% of the cost of the grout.

TV

Some owners have problems with the TV. Sophon added more channels and they will replace the main cable. Our technicians are doing some of the work to speed everything up and reduce the cost. The technician who helped upgrade the system last year is helping with this upgrade. We hope the satellite signals will still work with the new system.

WASTE WATER

There is a problem with the main waste water from the building to the street. The town hall will repair it but we have to pay the full cost (unknown).

CAR PARK

The barrier system is working well. The number of permits for the bank has been reduced from 21 to 8. This will mean losing income but allow more permits to be issued.

FINANCES

Khun Malee, the juristic person manager authorised the emergency repair of the distribution breakers from the sinking fund. Normally we repay 640,000 to the fund each year. This year that money was used for the repair so we will repay the sinking fund back to 4.5 million 1 year later than planned

WATER

In September, we finally paid off the 530,000 owed to the town hall for water treatment owed since 2010. but we still owe about 400,000 for 2013 and 2014. We will have to allow for this in the 2015 special assessment.

LONG TERM ARREARS

The manager gave the condominium lawyer, Mr Sa-art, a list of very long term arrears from abandoned rooms. He will apply to the court to try and recover the arrears.

IMPROVEMENTS

GROUND FLOOR

We fitted new granite and lighting in the lobby and new tiles on the walkway on the ground floor. Almost all owners said they were pleased with the work. The wood in the lobby has a termite problem and we hope to do further improvements before the AGM

14TH AND 15TH FLOORING

The committee found flooring of the same price as the earlier new flooring but a better, stiffer material.

OTHER REPAIRS

We will replace the polycarbonate roof at the top of the lightwell (about 40,000 baht) and repair and repaint the whole area.

BUILDING COLOUR IDEAS

Please give feedback to the committee or manager. The committee recommends a 2 tone scheme using soft, natural colours similar to photos 7, 8 and 9 (base coat in cream).



photo 1



photo 2



photo 3 Center Condo



photo 4 View Talay



photo 5



photo 6



photo 7 View Talay



photo 8 Jomtien Beach

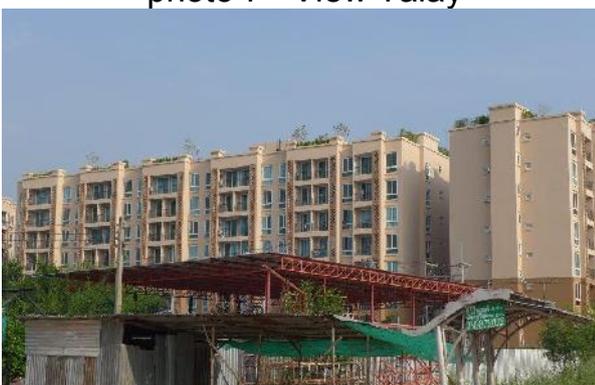


photo 9 Atlantis

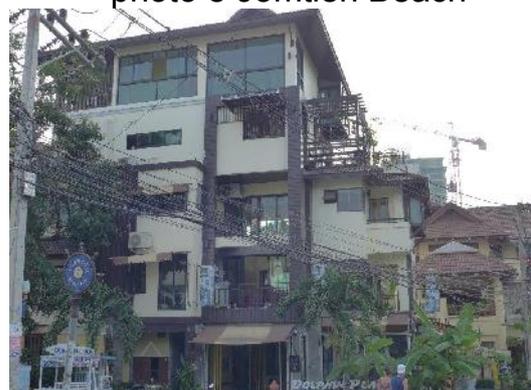


photo 10