



Center Condominium Juristic Person

3 Moo 10 South Pattaya Road, Nongprue, Banglamung, Chonburi 20150
Tel. 038-411151-2, 038-422255-60 Fax : 038-411785

Minutes of the Annual General Meeting 2019 Center Condominium Juristic Person On Saturday 9th March, 2019 at 10.30 p.m. At the Lobby of the Condominium

3 Moo 10 South Pattaya Road, Nongprue, Banglamung, Chonburi 20150

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Attending Committee Member :-

1. Mr. Tawan	Chatsomsgna	Committee & Chair Person
2. Ms. Malee	Benjaphong	Committee & Juristic Manager
3. Mrs. Jaruwan	Potitakun	Committee
4. Ms. Darin	Prangjan	Committee
5. Mr. Paul	Nicholas Keohane	Committee
6. Mr. Glen	Alan Dickenson	Committee
7. Mr. Thomas	Foss	Committee
8. Mr. Sigurdur	Palsson	Committee
9. Flat Land Company Limited		Committee
Represented by Mr. Steven Ralf Malaski		
10. Ms. Rojanart	Peungsnith	Building Manager
11. Mrs. Jirarat	Thesrak	Minutes Taker

There were 76,633 votes of co-owners and proxy from votes, equal to 41.56% of all co-owners, attending the meeting, constituted the quorum according to Condominium Acts. Article 43, Mr. Tawan Chatsomsgna was the Chairman of the meeting.

Agenda 1 Appoint the minute taker and Start the meeting

After the registration of co-owners and proxy, the Chairman welcomed all participants and reported to the meeting that there were 76,633 votes of co-owners and proxy from 184,375 votes, equal to 41.56% of all co-owners, attending the meeting, constituted the quorum according to Condominium Acts. Article 43. The Chairman advised the meeting that Khun Jirarat Thesrak will be the minutes taker of the Annual General Meeting 2019 and Mr. Paul Nicholas Keohane shall report to the meeting on behalf of the Committee.

The meeting acknowledged the report from the Chairman.



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Income and Expenses Statement

	2018/Baht
Income	12,115,098.46
Expenses	11,851,321.35
Income more(less) than Expenses	263,777.11
Revenue higher (lower) than expenses brought forward	1,696,815.75
Balance Revenue higher (lower) than expenses carried forward	1,960,592.86

Statement of Financial Position

	2018/Baht
Total Current Assets	9,991,859.13
Total Fixes Assets	1,221,943.68
Total Assets	11,213,802.81
Total Current Liabilities	1,619,675.25
Capital Funds Condominium units Co-owners' Equity	7,633,534.70
Revenue Higher (Lower) than Accumulated Exp.	1,960,592.86
Total Liabilities and Co-Owners' Equity	11,213,802.81

There was no question, Khun Paul asked the meeting to consider approving our 2018 balance sheet.

After considering, the majority of the meeting resolved to approve the Balance Sheet 2018 with **76,087 Votes which was 99.29 % of all the attending meeting. The agenda was passed in accordance to the Condominium Acts, Section 44.**

Agenda 5. Electing of the Condominium Juristic Manager

Mr. Paul Nicholas Keohane, the committee member of the condo reported to the meeting that this year we were going to elect the Juristic Manager once more because the previous manager's, Ms. Malee Benjapong, term was ended. Today there was no other candidate except Ms. Malee Benjapong **to apply for our Juristic Manager. Mr. Paul** further informed the meeting that Khun Malee had been the juristic manager for a few years, she took care all legal acts, such as signing contractor contract, which was the most important to our building. He, therefore, requested the meeting to consider.



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Agenda 7. Consider Appointing auditor 2018 and fee

The Chairman asked Khun Paul to propose the auditors and fee for 2018 to consider. Khun Paul suggested that this year he would propose 3 auditors and fee for the meeting to consider as follows :-

	AUDITOR NAME/License No.	Fee	Vote
1	CPA Accounting & Law Co., Ltd.,	15,000.-	() YES () NO
2	Ms.Nutvadi Khanom	30,000.-	() YES () NO
3	Ms.Panthipa Chawalitwachara	30,000.-	() YES () NO

After considering, the majority meeting resolved to approve the auditor from CPA Accounting & Law Co., Ltd., for the fee of 15,000.-Baht to be the auditor of 2019 with 67,074Votes which was 87.53 % of all the attending meeting. The agenda was passed in accordance to the Condominium Acts, Section 44.

Agenda 8. Report Financial and debtor situation

Khun Paul reported the Financial and debtor Situation to the meeting as follows

:-

Accrued Accounts Receivable Balance 1999 – 2018 =	2,133,454.-	Baht
Accrued Accounts Receivable Balance 1999 – 2019 (Feb)	4,368,744.-	Baht
Common Fee Balance Account as of 31/12/2018 =	160,568.10	Baht
Capital Fund Balance Account 31/12/2018 =	4,500,677.08	Baht
Utilities Balance Account as of 31/12/2018 =	2,385,497.02	Baht

Accrued Accounts Receivable Balance 1999-2018 = 2,133,454.- Baht were from the units that the owners had never been visited and some was deceased. Such account appeared for a long time and the Juristic Office had already withdrawn their water meters.

The meeting acknowledged the report from Khun Paul Keohane .





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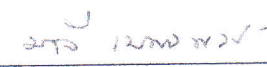
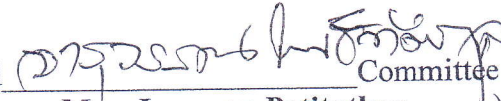
The meeting acknowledged all report from the Committee.

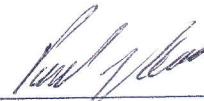
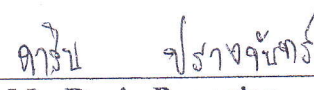
There was no other matters to consider, the chairman, Mr. Thawan thanks all participants and the meeting adjourned at 11.50 a.m.

Signed  Chairman Signed  Minutes taker
(**Mr. Tawan Chatsomsgna**) (**Mrs. Jirarat Thesrak**)

Certified True Copy

Signed  Committee
(**Mr. Tawan Chatsomsgna**)

Signed  Committee Signed  Committee
(**Ms. Malee Benjaphong**) (**Mrs. Jarawan Potitatkun**)

Signed  Committee Signed  Committee
(**Mr. Paul Nicholas Koehane**) (**Ms. Darin Prangjan**)