

PROPERTY MANAGEMENT REPORT: JANUARY 2008

1. Previous Minutes

Minutes of the December Operations Committee meeting are included together with those from the last homeowner meeting in October for background information on what has been discussed in certain areas.

2. Accounts

Subsequent to the withdrawal of service resulting from the last notice issued in December, the following properties have cleared all outstanding amounts:

CONFIDENTIAL INFORMATION TO BE REPORTED IN THE MEETING

The following properties hold significant outstanding amounts:

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Owners and tenants of properties holding outstanding amounts dating from 2007 will not have access stickers or passes for the year 2008 processed until the amount is cleared in full.

3. Resident / Owner List

Updated list will be made available at the meeting.

Lot # 18 (39/20)

CONFIDENTIAL INFORMATION TO BE REPORTED IN THE MEETING

Lot # 46 (the empty lot in Soi 1)

- Has commenced construction.
- Expects piling to be complete within 2 weeks.
- To minimize the disturbance to the Rose Marie Academy classes, the owner has agreed not to pile during the mornings on week days, commencing at 12 noon.
- The property management office will make an appointment to visit the site and measure the piles, once completed, in order to verify that the set backs are consistent with the approved plans, and currently await confirmation from the contractor.

4. Sinking Electricity Cables Underground.

Resulting from the December meeting, the property management office was requested to present a list of projects for which the companies providing survey quotation had previously completed work for, in order to contact them and discover their level of satisfaction with the work, and maintenance.

The Nichada Park resident manager has been contacting companies and the information collected will be reported in the meeting.

5. Adjacent Project Development

Plan attached for reference. Completion date schedule is March 2009 for project # 33, and March 2010 for project # 34, although this may be subject to change. Please

note that although the set-back distances are not shown on the available plan, they are within the legal limitations for construction in Bangkok.

6. Other Matters

Home Use & Respect of Other Residents

Homeowners are requested by the owner of Lot # 31 to consider that residents should respect and follow Nichada Park rules and regulations, particularly as regards not conducting business of any kind on the premises, observation of the parking regulations and general respect to other residents.

Golf Balls

It has been reported that on 2nd January 4 golf balls fell into Khun Patcharin's property, one damaging her car and one falling into the pool, potentially life threatening. She has reported that a complaint has been filed by her with ProClub and that she would report the response once it is forthcoming. Attached is a letter drafted by our law department which they recommend any resident homeowner experiencing this problem complete and return to the property management office for official submission to the court. (This letter has been sent to Khun Patcharin.)

Additional

Matters potentially to be raised by homeowners in attendance.