

**MINUTES OF THE MEETING OF THE OPERATIONS COMMITTEE OF
NICHADA PARK
No. 5/2007**

Time and Place

The Meeting of the Operations Committee of Nichada Park No. 5/2007 was held on Sunday, December 16th, 2007 at Nichada Club, 39/20 Soi Nichada Thani, Pakkret, Nonthaburi 11120, at 4:00 p.m.

Preliminary Proceedings

Richard Johnson took chairmanship of the proceedings noting 3 Operations Committee members present.

Operations Committee : Mr. F. Mok, K. Pongsri P., Mr. A. Chandler
NICC Representative : Mr. Richard Johnson

The meeting commenced at 4:10 p.m.

1. Monthly Accounts

The accounts were reviewed and approved. It was noted that in the case of the outstanding homeowner maintenance fee for lot # 22, the owner should be called directly to make him aware of the debt in case it has been overlooked, and that in the case of the debt held for lot # 48, the tenants should be alerted to the option of settling the amount on behalf of the homeowner, withholding the amount from future rental payment.

2. Resident / Owner List

The document was reviewed.

3. Sinking of Electricity Cables Underground

After discussion, it was agreed to contact projects which the companies submitting survey quotations had already completed similar work for to ascertain satisfaction and any resultant problems, for discussion at the next meeting, prior to issuing a ballot letter to all homeowners, providing full details of the project and asking for agreement to proceed. It was further noted that although the project will result in a better appearance for Nichada Park and may increase property values it should be confirmed with projects already having undertaken similar work, to whom the system belongs to upon completion and who has responsibility for the costs of repair and maintenance.

The status of ownership of the internal road network was also noted as a point of concern as the legal title is that of Ittiprasert Company, and as such the legal right to place the transformers in the triangle is not known.

4. Co-Ownership Agreement Revision

It was reported that with no objections to the new revision of the Co-ownership Agreement received by the deadline, it has now become the official version and in use for all current and future changes of ownership.

5. Motorbikes

It was reported that the current practice concerning helmet requirement has improved the situation of youths driving without necessary safety equipment.

6. Car Parking

After discussion, the letter from Nichada Club was approved with changes as follows:

- In the bulleted section, first point, to change the word 'alert' to 'notify'.
- In the bulleted section, second point, to remove the phrase 'within 30 minutes of the expected function end time, or'.

It was further noted that while the situation has improved notably, vehicles visiting lot # 32 remain problematic and it is suspected that they are visiting the property for business purposes, contrary to the provisions of the Co-Ownership Agreement. In this case, Nichada Club was requested to issue a letter to the owner of Lot # 32 to request that vehicles visiting the property park within the property until space becomes unavailable.

7. Drainage

It was reported that the work undertaken to solve the drainage problem within Nichada Park is expected to have been affective but that we must await the arrival of the rainy season to confirm this.

8. Other Matters

8.1 Website

The new Nichada Park website at www.nichadapark.com was discussed.

8.2 Maintenance

The recent situation of paving blocks not being placed back satisfactorily after drain clearing and materials left on site at the triangle after completion of work were discussed with request made that the Nichada Park security guard flag anything items within the project which appear out of place or in need of attention so that it is not overlooked or postponed, with particular attention to the sidewalks, which currently pedestrians avoid due to intrusive foliage and poor quality laying of paving blocks.

8.3 Neighboring Development

Mr. Chandler requested a copy of the construction plans for the neighboring Nichada development to consider, as it is noted that construction of this site will effect a selection of Nichada Park homes which lie on the perimeter of the land.

There being no further business the meeting convened at 5:10 pm.

Richard Johnson
Property Management of Nichada Park