

# **MEETING RESIDENTS PHASE 2 – 20 DECEMBER 2015**

**60 residents attended the meeting.**

## **1. THE WORKING OF THE NEW COMMITTEE**

When the new committee of Phase 2 started in June 2015, we had four objectives:

- **An open policy.**

As promised, our committee member Eugene has made a website for the committee. At any time of the day, each resident of Phase 2 can see on our website ([www.pattayaphase2.com](http://www.pattayaphase2.com)) how much income we have and what the expenses are.

On our website we also have a newsletter. We inform the residents about what happens in the village.

- **Reducing the monthly costs.**

- **Convincing the residents to pay the monthly fee on time.**

Without money, a committee cannot fulfill its tasks.

We are happy that most of our residents pay their fee on time.

But it is regrettable that some residents want to have the benefits of a beautiful village, but prefer that others pay for it. They don't pay the fee, or they pay the fee much too late.

We ask our residents again: please pay the monthly fee on time.

You don't have to pay one year in advance, but, if it is possible, pay three months in advance.

And if that is difficult, arrange at least that at the end of a month, you pay the fee for the next month.

- **To make a budget** (year 2016) at the end of the year and ask the approval of the residents.

## **2. FLOOD**

The past months, there was 3 times flood in our village.

- Many of our residents had damage;
- Due to the flooding, the value of all the houses in the village is going down;

- Many houses in our village are for sale, but there are no buyers, because nobody wants to buy a house in a village where is always flood.

What is done or what we have to do.

- The sewing pipes of Phase 2 are cleaned.
- The Tessabaan cannot help us inside the village, but will investigate what they can do outside the village.
- A wooden construction is made that workers can use to strengthen the wall. (Price 18.000 baht).
- Some parts are already done, to avoid that water comes in the village:
  - SOI 8: wall 15 cm thicker (8394 baht).
  - SOI 10: wall 15 cm thicker (14661 baht).
  - SOI 12: wall 15 cm thicker (5604 baht).
  - SOI 14: wall 15 cm thicker (8388 baht).
- Some residents have made their wall stronger.
  - Soi 10 house 166 (24011 baht) paid by owner  
Made a foundation 80 cm / 30 cm  
Closed the gap in the wall.  
Made the wall 15 cm thicker.
  - Soi 10 house 155 (18618 baht) paid by owner  
Made the existing foundation thicker.  
Closed the gap in the wall.  
Wall 15 cm thicker.
  - Soi 8 house 167 (? baht) paid by owner.  
Wall 15 cm thicker.
  - Soi 16 house 133 (? Baht) paid by owner.
- Important: the entire wall need to be done, or in the future the wall will break where it's not done.
- In soi 7, 9, 11, 13, 15, we have to repair the walls and to arrange that water can leave the village.

### **3. BUDGET**

The committee asks the residents to approve the budget for 2016.

During the year 2016, the maintenance fee for 2016 is still 1000 baht/month. The committee asks the residents to pay in 2016 monthly an extra amount of 300 baht for the repairing costs of the walls.

In our green book is written:

27. Pattaya Tropical Housing Juristic Person Phase 2 Committee will impose/apply any Law, Rule and Regulation outlined herein and any Law, Rule and Regulation approved by the resolution of the General Meeting to Housing Members. In such a way that the village has a well maintained, clean and safe environment reaching the quality objectives laid down by the Housing Juristic Person Phase 2.

- 54 residents (90 %) voted OK.
- 6 residents didn't agree. House 90 / 130 / 133/ 173 / 178 / 187

#### **4. WHO PAYS WHAT?**

It's the intention of the committee to pay all the costs.

- The costs of the wall along the streets will be paid by the committee.
- The costs of the perimeter wall along a private home, are first paid by the owner of that house. Also these costs will be reimbursed as much as possible, as soon as we receive monthly the money of the residents.

#### **5. WORKERS**

The committee invited several construction companies to make price. But these prices were much too high. That's why we work with two construction workers from Sakheo. The price for a worker is 500 baht/day + 150 baht for food and drinks.

#### **6. PHASE 1**

Phase 1 asked us if we can help them to restore the perimeter wall along the swimming pool and the gym. First we have to arrange things in our Phase 2.

Phase 1 will ask their residents during a general meeting if they agree that Phase 2 can use in the future the office nearby the gym in Phase 1.

