



นิติบุคคลหมู่บ้านจัดสรร พัตยาทรอปิคอล เฟส 2

Pattaya Tropical Juristic Committee Phase II

เลขที่ 142/206 หมู่ 6 ตำบลหนองปรือ อำเภอบางละมุง จังหวัดชลบุรี 20150

โทร./Tel. 086-8474164 email: info@pattayaphase2.com web:www.pattayaphase2.com

Minutes of 1/2016 Extraordinary Meeting of Pattaya Tropical Village Phase II

On Sunday, May 15, 2016 meeting agendas as followed

Committee members

1	Mrs. Sirirat Carrol	Chairman
2	Mr. Eugeen van Aerschot	Vice chairman
3	Miss. Narintorn Thichaiwong	Treasurer /Reporter
4	Miss Kamolchanok Mingkwan	Committee
5	Mr. Paul Godu	Committee
6	Miss. Petlada Pakpho	Committee/Not attended

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Mrs. Sirirat Carrol was the meeting chairperson and the list of attending House 29 Owners (and 27 Proxy Holders): Total of 56 from 123 houses. As required the meeting there must preferable be in attendance at least one quarter of the total number of Housing Members.

Agenda 1: Chairman's introduction and Opening of Meeting

Agenda 2,3,4 and 5

The committee gave an overview of issues that have been achieved since last year have already done a lot of things, reducing the monthly costs, making website, making thicker a large part of the wall and building a new office. The committee informed the residents also about the next steps and asked to vote about 2 things.

During the last meeting, the committees have asked the residents to pay this year every month 300 baht extra and explained for works to protect our village against the flood and to arrange that there is more security at our entrance gate. From the 1st of June, the security barriers will be activated. On our website, and in your letterbox, and on the meeting the residents had got also a letter where everything is explained in detail.

Every resident who pays the monthly fee and the 300 baht on time will receive free a Bluetooth. If you near the gate, the barrier will open automatically. If a resident doesn't pay the fee or the 300 baht on time, his Bluetooth will be deactivated. If he wants to come in or to leave the village, he has to go out of his car and to push on a button As soon as he pays again, his Bluetooth will be reactivated. The reactivation cost is 100 baht. A resident receives one free Bluetooth. If he wants to have more, it costs 250 baht each. That is the price that we have to pay to the company. After the meeting, you will receive your Bluetooth.

Second point: Why Phase 2 has built an office

The committees informed that the residents of Phase 1 have voted that Phase 2 has to pay every month 7,500 baht if we wanted to use their office. It means 90,000 baht a year. And they also asked a warranty of 7,500 baht. The committees contacted the Landoffice and the Tessabaan and they found it an abnormal high price. So we decided to build our own office. Mr. Eugeen donated 100,000 baht to the village and the money got back 40,000 baht from our investment in the office of Phase 1. And there was 105,000 baht that we had to pay for warranty and rent during one year. That money: 245,000 were almost enough to build our own office. The rest we have paid with the fee from 2015



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Third point: Swimming Pool

The committee explained that when residents bought a house in Phase 2, on the pricelist was written that phase 2 has his own swimming pool. But until now, we don't have it. The landoffice asked the former committee to sign an agreement that the pool in Phase 1 is from Phase 1 and Phase 2. But the new committee of Phase 1 has send a letter to the Landoffice to protest and to ask how it is legally possible that a separate village (Phase 2) has his pool in another village (Phase 1), without an agreement of the residents of Phase 1.

The last weeks there were complaints of residents that also people from outside the village may swim in the pool of Phase 1, if they pay 20 baht. For all these reasons, the committees contacted Mr Passong, the builder of this village, if he wants to make our own swimming pool for free, as promised on the pricelist and the answer was OK. But on the Title deed is written that the land near the new office is grass field.

So first the residents have to vote that they agree that Mr passong may build there a pool. So take your voting document, fill in your house number and vote YES is you agree that Mr. Passong may build a swimming pool and vote NO if you don't agree.

Next point Phase 1 and 2

The past months, Phase 2 has had a lot of problems with Phase 1

1st problem: Phase one has written on their website that they are a separate village. They didn't want that we use their office, or we had to pay a high price for rent

2nd problem: At this moment the electricity of our streetlight is connected with the central meter in Phase 1. They asked us when it will be disconnected and when we will bring it to Phase 2.

3th problem: A few years ago, the committees of Phase 2 and Phase 1 have repaired the sinkhole in our main street. Both have paid a part of the costs, because residents of Phase 2 and Phase 1 use that street. Our committee member received from a committee member of Phase 1 a message to ask when we will pay back their part of the costs.

4th problem: All the residents of Phase 1 use our gate. And many other residents of Phase 1 use our gate. With all this cars and mopeds, our barrier system will be faster broken than with less traffic. And only the residents of Phase 2 will pay the repairing costs.

The committees asked the permission of the residents if we may close street between Phase 1 and Phase 2, so that cars and mopeds of Phase 1 have to use their entrance, and we use our entrance. On foot you still can walk from one phase to another.

The committees proposed 2 options to the residents of phase 2

First that we will put another barrier system on Main Street between phase 1 and 2 and do not allow phase 1 residents to use anymore out gate, the cost will be 55,000 baht for the new keycard system.

Second Phase 2 allow phase1 residents to continued using out gate, it costs 250 baht each Bluetooth card and can buy only 1 card for 1 house and pay 100 baht per month extra

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The votes were as followed:

Vote 1: Swimming Pool

1. The committees asked the residents to vote if they agree that Mr. Passong, the constructor of our village, may build for free a swimming pool on our land near the office 52 voted (93%)

Remark: there were 2 double voting sheets therefore invalid

2. "No" 0
3. "No vote" 4 (7%)

Vote 2: Closing the street between Phase 2 and Phase 1

1. Phase 2 will put another barrier system on Main Street between phase 1 and 2 and do not allow phase 1 residents to use anymore out gate, the cost will be 55,000 baht for the new keycard system: 48 voted (86%)

2. Phase 2 allow phase1 residents to continued using out gate, it costs 250 baht each Bluetooth card and can buy only 1 card for 1 house and pay 100 baht per month extra 4 : voted (7%)

3. No vote 4: voted (7%)

Other agenda (if any) Q&A

Q1: Mrs Chalaporn a resident of phase 2 has asked to the Chairman that she can receive a free Bluetooth. If she didn't pay the extra 300 baht

A1: The Chairman has asked resident who pays the monthly fee and the 300 baht on time that agree with her to get a free Bluetooth or either get any service from the Security guard and the answer was disagree

Q2: Mrs Chalaporn a resident has asked again "Why did Chairman repair the wall and ask the money from 35,000 baht for the costs even though her walls were not broken when the flooding last year?"

A2: The Chairman answered that there are not only repair the walls and to avoid the problem from the flooding in the future we also made thicker a large part of the wall. So from this extra money we can pay all the residents who have repaired the walls.

Q3: Mrs Chalaporn a resident has asked again "Why a House no. 142/155 (Khun O and Micheal) will get pay from this money because they have already insurance?"

A3: Chairman answered the Juristic Committee of Phase 2 are responsible for the perimeter walls

The Chairman informed to the residents attendance in the meeting to receive a free Bluetooth and the meeting was closed at 5 PM.

(Miss Narintorn Thichaiwong)

(Mr. Eugeen van Aershot)

(Mrs. Sirirat Carrol)

Meeting reporter

Vice chairman

Chairman of Phase 2

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