# VIEW TALAY JOMTIEN CONDOMINIUM (1999) BUILDING A MINUTES OF COMMITTEE MEETING 07/2022, July 29, 2022

The meeting was called to order at 10:20 am.

Present: Richard Silverberg (chairman), John Duncan (committee/JPM), Charles Hill (committee), Peter Marsh (committee), Wanthida Phangkampan (QPM operations manager), Ploypailin Sappasit (building manager)

1. The minutes of the June 24th meeting were approved.
2. The committee agreed to renew the security contract with Sealforce for one year.
3. The committee agreed to renew the pool cleaning contract with Best Choice for one year.
4. The committee selected NYN Group to perform our annual transformer maintenance.
5. QPM has agreed to prepare and post two documents: *So You Want to Be A Committee Member* and *A Guide to the Supplementary Fee.* These will be in English and Thai, and there will be a QR code so interested co-owners can have a copy for themselves.
6. QPM agreed to have our technicians begin the task of preparing and painting the hand rails in the three fire stairwells and to continues this task in their free time.
7. The committee approved enrolling our head of security in a training program to obtain a security certificate.
8. The committee approved enrolling head of security and our two technicians in an English language course.
9. The committee agreed to report to the police to change the door lock of room 774 and clean the balcony of pigeon droppings.
10. QPM presented the monthly financial report.
11. QPM reported that three additional delinquent rooms will be turned over to our attorney for court action.
12. QPM presented the monthly performance report: the fire pipe replacement project has been completed and turned over to the building; our technicians tested the fire hose pressure in various locations and found it satisfactory. Our fire extinguishers were recharged by Banglamung Chemical. Two filters in our swimming pool were repaired by Pool Master. The Jockey Pump and the Fire Pump repairs were completed by Khun Gai. The roof water tank project was completed and handed over to the building by Nam Fah Sai Co.
13. QPM presented the monthly security report to the committee.
14. The committee agreed to add two additional handicapped parking spaces in the front parking median.
15. The committee approved the purchase of a new office chair.
16. The next committee meeting was scheduled for August 30 at 10 am.

The meeting was adjourned at 12:25 pm.

*Minutes submitted by Richard Silverberg*