# VIEW TALAY JOMTIEN CONDOMINIUM (1999) BUILDING A MINUTES OF COMMITTEE MEETING 05/2022, May 27, 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 April 29th meeting were approved.
2. Following extensive complaints from co-owners, the committee again had a lengthy discussion regarding construction noise in our building.

Now that the building is approaching 20 years of age, more and more co-owners are engaged in remodeling their condos, resulting in vastly more noise on a daily basis. By far, the largest contributor to this noise is the use of electric jackhammers for removing tiles or cutting holes and trenches. The committee recently voted to limit the use of these machines from 10-12. However, this still resulted in rooms located near construction work to be virtually unlivable during these hours. And the complaints continued.

The noise from these machines is truly deafening nearby, and still very unpleasant many floors away as the noise travels throughout the steel rebar and concrete in the building.

So, for the well-being and comfort of the co-owners, the committee has unanimously voted to *totally ban the use of electric jackhammers in our building from June 6 onward.*

We are aware this will cause some consternation to contractors working in the building and also result in somewhat longer construction projects. Some contractors may even refuse to work in the building. So be it. However, contractors got along just fine for many years using hand tools and electric drills to perform the same functions.

We believe most co-owners will be delighted with this ban. Of course, there will be some who are opposed. To them we say: please respect the well-being of your neighbors and allow them to enjoy peace and quiet in their homes.

1. The committee received four bids to waterproof our roof water tank and to divide the tank into two sections to prevent water supply disruptions. We have selected Nam Fah Sai to perform the work ASAP as this is a health and safety requirement.
2. The committee approved the Test Tech Company to perform the mandatory EIA water quality inspection for both our water tanks.
3. The committee agreed to cancel the poorly performing and little-used TMN building-wide Wi-Fi system and to allow TMN to install fiber internet service throughout the building. They will pay us 8,000 baht per year as rent for their equipment. When the installation is complete, co-owners will then have the choice of fiber internet from either CAT (now NT—National Telecom) or TMN.
4. As we have had trouble recruiting and maintaining our gardeners, the committee followed QPM’s recommendation and voted to increase the gardeners’ salaries by 2,000 baht to 13,00 baht per month.
5. The committee selected Kwi Company for our building policy an annual premium of 161,142 baht.
6. QPM presented the monthly financial report.
7. QPM presented the monthly performance report: the sand was changed in the swimming pool filters, the entrance wall to the building was repainted, new staff uniforms were procured, the grass around the building was trimmed.
8. QPM presented a report on our court cases: we now have 29 rooms in litigation with the prospect of auctioning off the units if the debts are not satisfied.
9. The next committee meeting was scheduled for June 24 at 10 am.

The meeting was adjourned at 12:30.

*Minutes submitted by Richard Silverberg*