



EMERALD GREEN

นิติบุคคลหมู่บ้านจัดสรรเอ็มเมอร์ล กรีน

Emerald Green Housing Estate Juristic Person

357 หมู่ที่ 13 ตำบลทับใต้ อำเภอหัวหิน จังหวัดประจวบคีรีขันธ์ 77110

357 Moo.13 Tab Tai Sub District, Hua-Hin District, Prachuap Khiri Khan 77110

E-mail: office@theemeraldgreen.com Website: www.theemeraldgreen.com Phone: 032-510618, 095-975 4496



Minutes of The Announce General Meeting

Emerald Green Housing Estate Juristic Person for the year 2023

Saturday, April 22, 2023 at 8:30 a.m.

at Koh Singto Meeting Room, Ibis Hua Hin Hotel, Prachuap Khiri Khan Province

Annual General Meeting of Emerald Green Housing Estate Juristic Members for the year 2023. Total of ownership ratio 11,163. Total ownership ratio 117 houses by members, who attended the meeting in person and by proxy, a total of 43 houses, total ownership ratio 4,316 of all votes representing 38.66 percent of the total votes, which was deemed to constitute a quorum of not less than one-third of all members' votes. According to the regulations of the Emerald Green Housing. Development Juristic Person issued by virtue of the Land Allocation Act B.E. 2543, the meeting can be conducted in every agenda.

Start meeting at 9.00 am.

Mrs. Kanokwan Niltap, Operations Manager, a representative of Quality Property Management Co., Ltd. acted as the meeting moderator. Welcomed all members who attended this meeting together with the agenda of the meeting as follows:

- | | |
|----------|---|
| Agenda 1 | Chairman Informed |
| Agenda 2 | Approval of the minutes of the General meeting |
| Agenda 3 | Performance Report |
| Agenda 4 | Approval of the balance sheet 2022 (1 January 2022 - 31 December 2022) |
| Agenda 5 | Appointment of the auditor and designation of auditor fee for 2023 |
| Agenda 6 | Consider changing the regulations 6.1 Chapter 5 Operation, Accounting and Finance Clause 16 6.2 Chapter 6 Rights and Duties of Members Clause 28 6.3 Chapter 7 General Meeting Clause 33 |
| Agenda 7 | Consider and Approval of the budget and action plan for year 2023 |
| Agenda 8 | Consider appointing the juristic person committee replacement if resigned |
| Agenda 9 | Other Matter 9.1 Edit the regulations of the Emerald Green housing estate, item 5 9.2 Consider managing the budget for repair the wall fence. |

Agenda 1 Chairman informs

With the regulations of the Emerald Green Housing Estate Juristic Person, Chapter 7, Article 35, stating that the Chairman of the Board of committee shall preside over the general meeting. If the chairman does not attend the meeting or is unable to perform his duties. The members present at the meeting shall elect one among themselves to preside over the meeting.

In this regard, Mr. Phisit Sirimongkol, Chairman of the Board of committee acted as the chairman of the 2023 Annual General Meeting, with Mr. Pisit Sirimongkol opening the meeting and thanking the attendees for their time to attend this meeting. And assigned Khun Kanokwan Niltap, Operations Manager, a representative of Quality Property Management Co., Ltd., to act as the moderator of this meeting.

Agenda 2 To consider and certify the Minutes of the Annual General Meeting 2021 and 2022

2.1. To consider and certify the minutes of the Annual General Meeting of the Year 2021 and 2022.

The meeting facilitator informed the meeting of the minutes of the Annual General Meeting of the Year 2021 – 2022 held on Saturday, April 23, 2022 at the ibis Hua Hin Hotel for the meeting to consider and certify the accuracy of the minutes. Details as shown in the documents for the 2023 Annual General Meeting on pages 10 - 33.

Resolution: The meeting resolved to approve the Minutes of the Emerald Green Housing Juristic Person General Meeting for the year 2021 and 2022 held on Saturday, April 23, 2022 with the following votes:

| | |
|---------------|--------------------------|
| Certification | 3,495.00 ownership ratio |
| Not certified | 746.00 ownership ratio |
| Abstain | 75.00 ownership ratio |

Agenda 3 Report on the performance of the juristic person (year 2022)

The meeting operator reported the performance of the Emerald Green Housing Estate Juristic Person. Management Department for the Meeting to acknowledge and consider. Details as shown in the meeting documents on page 34 - 41 which consist of.



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1. Management of the juristic person office, for example, notifying common fees for the 2022 collection cycle, tracking and receiving common expenses, issuing receipts, preparing documents for disbursement and payment of various expenses of the juristic person. Preparing documents for board meetings and general meeting documents Coordinate with contractors to survey the site and bid to present various development plans.
2. Legal and legal matters such as preparing documents for filing registration of juristic person directors Summarize debtors who have overdue common fees for more than 6 months in order to notify the attachment of rights and juristic acts to the Land Office. Proceed to submit documents to inform the list of debts of the law enforcement house.
3. Budget and financial management
4. Engineering services, such as checking the treatment pond system, water supply system, electrical system, fixing the shorted wires Repairing the damaged corridor floor, receiving notification of preliminary repair work from co-owners and coordinating with contractors for work. Take care of the withdrawal-payment of co-owner's house keys that are deposited with the juristic person office. Conduct a physical examination of the surroundings of the village. Gradually change all street lights to LED

Resolution of the meeting: The meeting acknowledged the performance of the juristic person management department. Members in the meeting gave additional comments by suggesting the management to improve and repair around the clubhouse, including

1. Repairing the damaged rooftop waterproofing
2. Installing rain gutters on the roof of the clubhouse
3. Replace the damaged manhole cover.
4. The road around the village that is damaged.

Agenda 5 To consider the appointment of the auditor and determination of remuneration for the year 2023

According to the regulations of the Emerald Green Housing Estate Juristic Person, Article 21, states that the housing estate committee must arrange for an audit to certify the statement of financial position. and annual income and expenses by a certified public accountant and must prepare a budget common revenue and expenses of the following year within 90 days from the end of the accounting period The accounting period is set to be 1 January – 31 December of every year and presented to the annual general meeting of members. In this regard, Mr. Kanokwan Nilthap, the moderator of the meeting, made a presentation to the general meeting. Consider appointing a certified public accountant for the year 2023 with the information of 3 certified public accountants as follows:

- | | |
|--|----------------|
| 1. Excel Audit Company Limited annual service fee of | 14,000.00 baht |
| 2. PN Audit Company Limited annual fee of | 12,000.00 baht |
| 3. Rachawat Accounting Co., Ltd. annual fee of | 14,000.00 baht |

Resolution of the meeting: The meeting resolved to appoint Excel Audit Co., Ltd. as the auditor of the juristic person for the year 2023, audit fee of 14,000 baht, with a majority vote of the attendees as follows:

| | |
|-------------------------------|--------------------------|
| Excel Audit Company Limited | 3,343.00 ownership ratio |
| PN Audit Company Limited | 973.00 ownership ratio |
| Rachawat Accounting Co., Ltd. | 0.00 ownership ratio |
| Abstain | 0.00 ownership ratio |



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Agenda 4 To consider and approve the balance sheet for the year 2022 (for the fiscal year 1 January 2022 – 31 December 2022).

The meeting reported the balance sheet for the year 2022 for the fiscal year 1 January 2022 to 31 December 2022 prepared and audited by CPA No. 2301, Mr. Sanit Chaithongkam. This financial position presents the financial position of Emerald Green Housing Estate Juristic Person as of December 31, 2022 and the results of operations for the year then ended as it should be materially correct in accordance with financial reporting standards. For businesses that have no public interest

Statement of financial position ending December 31, 2022 can be summarized as follows:

| | 31 December 2022 | 31 December 2021 |
|------------------------------|----------------------------|----------------------------|
| Total current assets | 5,083,689.54 | 4,501,725.69 |
| Total non-current assets | 159,289.20 | 295,342.15 |
| Total assets | 5,242,978.74 | 4,797,067.84 |
| Total liabilities | 139,076.91 | 284,546.94 |
| Total members' equity | <u>5,103,901.83</u> | <u>4,512,520.90</u> |
| Total Liabilities and Equity | <u>5,242,978.74</u> | <u>4,797,067.84</u> |

Income and expenditure statements ending December 31, 2022 can be summarized as follows:

| | 31 December 2022 | 31 December 2021 |
|-------------------------------------|--------------------------|--------------------------|
| Total income | 2,699,290.38 | 2,706,838.80 |
| Total expenses | <u>1,995,179.81</u> | <u>2,008,178.80</u> |
| Income higher (lower) than expenses | <u>704,110.57</u> | <u>698,660.00</u> |

Resolution of the meeting: The meeting approved the balance sheet for the year 2022, fiscal year 1 January 2022 - 31 December 2022 with the following votes:

| | |
|---------------|--------------------------|
| Certification | 3,957.00 ownership ratio |
| Not certified | 359.00 ownership ratio |
| Abstain | 0.00 ownership ratio |



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Agenda 6 - 6.1 To consider amending the Articles of Association, Chapter 5, Clause 16 on Operations, Accounting and Finance.

| Original text in the regulations | New text in the regulations |
|---|--|
| <p style="text-align: center;">Chapter 5</p> <p style="text-align: center;">Operation, Accounting and Finance Clause</p> <p>16. When the housing estate juristic person has been established. The committee will determine the rates for maintenance and management of public utilities. By set members to pay in advance every 6 months and propose to the meeting to approve first.</p> <p>When the general meeting of members resolves to approve the rate of maintenance and management of public utilities. According to the first paragraph the committee will notify the members that the collection of expenses is 6 months in advance at the rate of 20 baht per square wa per month and start collecting expenses from the members within the date of the month. By allowing all members to be transfer to the juristic person account only. By the juristic person can't accepted cash for payment. Determination of the start date of collecting expenses for the first month must be specified for a period of not less than 30 (thirty) days from the date on which the members' general meeting has a resolution approving the determination of the expense rates.</p> | <p style="text-align: center;">Chapter 5</p> <p style="text-align: center;">Operation, Accounting and Finance Clause</p> <p>16. When the housing estate juristic person has been established. The committee will determine the rates for maintenance and management of public utilities. By set members to pay in advance every 6 months and propose to the meeting to approve first.</p> <p>When the general meeting of members resolves to approve the rate of maintenance and management of public utilities. According to the first paragraph the committee will notify the members that the collection of expenses is 6 months in advance at the rate of 20 baht per square wa per month and start collecting expenses from the members within the date of the month. By allowing all members to be transfer to the juristic person account only. By the juristic person can't accepted cash for payment. Determination of the start date of collecting expenses for the first month must be specified for a period of not less than 30 (thirty) days from the date on which the members' general meeting has a resolution approving the determination of the expense rates.</p> <p><u>By notifying expenses, sending invoices, warning letters, including receipts and other documents system related by electronically system.</u></p> |



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Resolution of the meeting:

The meeting resolved to approve the amendment of the Emerald Green Housing Estate Juristic Person's Articles of Association, Chapter 5, Article 16, regarding the operation. Accounting and Finance with the majority votes of the attendees as follows:

| | |
|-------------|--------------------------|
| Approval | 3,489.00 ownership ratio |
| Disapproved | 598.00 ownership ratio |
| Abstain | 229.00 ownership ratio |

Agenda 6.2 Section 6 Rights and Duties of Members Article 28

| Original text in the regulations | New text in the regulations |
|--|--|
| <p><u>Chapter 6 Rights and Duties of Members</u></p> <p>Article 28 If members don't make payments on time and overdue for more than 30 days, it will be considered that members make late payments.</p> <p>(1) After 30 days, a notification letter will be sent by e-mail</p> <p>(2) After 30 days if payment has not yet been made, will send this demand letter by sending by e-mail and sent as a registered letter</p> <p>(3) After 3 months, if no payment has been made, will send a second debt collection letter by sending by e-mail and sent as a registered letter. All electronic key cards that are registered for this late payment will be deactivated.</p> <p>The registered letter sent to and the signer will be deemed to have been delivered and you</p> | <p><u>Chapter 6 Rights and Duties of Members</u></p> <p>Article 28 If members don't make payments on time and overdue for more than 30 days, it will be considered that members make late payments.</p> <p>(4) After 30 days, a notification letter will be sent by e-mail</p> <p>(5) After 30 days if payment has not yet been made, will send this demand letter by sending by e-mail and sent as a registered letter</p> <p>(6) After 3 months, if no payment has been made, will send a second debt collection letter by sending by e-mail and sent as a registered letter. All electronic key cards that are registered for this late payment will be deactivated.</p> <p>(7) The registered letter sent to and the signer will be deemed to have been delivered and you have received both letters of debt collection. If the member pays the maintenance fee and the management of</p> |



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| | |
|---|--|
| <p>have received both letters of debt collection. If the member pays the maintenance fee and the management of public utilities and public services on a monthly basis according to Clause 26 later than the specified time. Members will be subject to a statutory annual fine which is the maximum amount owed by law. Which will be announced to the members at the annual general meeting and the requesting fee for the first time is 500 baht, the 2nd time is 1,000 baht, the 3rd time is 2,000 baht. If more than that, it will be in accordance with the resolution of the board. Determine and in the event that there is a lawsuit for debt repayment. Members are required to pay the expenses in order to proceed in the amount of 25,000 baht per case in case members come to pay late. to the juristic person Cut off the outstanding extra money and other expenses first. and then cut the principal In the case of payment under Section 6, any fees are incurred. Let the members be responsible for that fee</p> | <p>public utilities and public services on a monthly basis according to Clause 26 later than the specified time. Members will be subject to a statutory annual fine which is the maximum amount owed by law. Which will be announced to the members at the annual general meeting and the requesting fee for the first time is 500 baht, the 2nd time is 1,000 baht, the 3rd time is 2,000 baht. If more than that, it will be in accordance with the resolution of the board. Determine and in the event that there is a lawsuit for debt repayment. Members are required to pay the expenses in order to proceed in the amount of 25,000 baht per case in case members come to pay late. to the juristic person Cut off the outstanding extra money and other expenses first. and then cut the principal In the case of payment under Section 6, any fees are incurred. Let the members be responsible for that fee <u>or actual expenses</u></p> <p><u>In the event that members have overdue utility bills, the juristic person will submit a letter of suspension at the land office. If the member pays the payment utilities maintenance and management costs and public services. The juristic person must file a letter to withdraw the freeze right at the office that members must pay a withdrawal fee of 5,000 baht per copy.</u></p> |
|---|--|



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Meeting's resolution: The meeting resolved to approve the amendment of the Emerald Green Housing Estate Juristic Person's Articles of Association, Chapter 6, Article 28, Rights and Duties of Members. with the majority votes of the attendees as follows:

| | |
|-------------|--------------------------|
| Approval | 3,259.00 ownership ratio |
| Disapproved | 598.00 ownership ratio |
| Abstain | 459.00 ownership ratio |

Agenda 6.3 Chapter 7 General Meeting Clause 33

| Original text in the regulations | New text in the regulations |
|--|---|
| <p>Chapter 7 General meeting</p> <p>33. (1) Calling a general meeting. The board of committees must send the meeting invitation letter and related documents to all members at least 15 days before the meeting date by postal delivery or hand delivery. Including delivery by electronic mail is considered an official delivery along with specifying the date, time, place and agenda of the meeting as well</p> <p>(2) A general meeting must be attended by members who have an aggregate vote of not less than one-third (1/3) of the total number of votes. to be a quorum</p> | <p>หมวดที่ 7 การประชุมใหญ่</p> <p>33. (1) Calling a general meeting. The board of committees must send the meeting invitation letter and related documents to all members at least 15 days before the meeting date by postal delivery or hand delivery. Including delivery by electronic mail is considered an official delivery along with specifying the date, time, place and agenda of the meeting as well</p> <p><u>the aforementioned If sent by post, e-mail, line, online media to any member of the channel is considered to be sent correct.</u></p> <p>(2) A general meeting must be attended by members who have an aggregate vote of not less than one-third (1/3) of the total number of votes. to be a quorum</p> <p><u>and the general meeting will be organized in an online format (electronic) can be arranged. Members can attend the meeting by registering for the meeting and can vote through the online system (electronic) like an on-site meeting in all respects.</u></p> |



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Resolution: The meeting resolved to approve the amendment of the Emerald Green Housing Estate Juristic Person's Articles of Association, Chapter 7, General Meeting, Article 33, with the majority votes of the attendees as follows:

| | |
|-------------|--------------------------|
| Approval | 3,419.00 ownership ratio |
| Disapproved | 563.00 ownership ratio |
| Abstain | 334.00 ownership ratio |

Agenda 7 To consider and approve the budget and work plan for the year 2023

In this regard, the juristic person would like to present the budget and plan for the year 2023 for the meeting to consider certifying income and expenses for the year 2022 this time. 2,594,005.94 baht. It is expected that by the end of 2023, the juristic person will have income higher than expenses by about 85,114.06 baht.

Resolution of the meeting: The meeting resolved to approve the annual budget and work plan for 2023 with the following votes:

| | |
|-------------|--------------------------|
| Approval | 3,481.00 ownership ratio |
| Disapproved | 475.00 ownership ratio |
| Abstain | 0.00 ownership ratio |

Agenda 8 To consider the appointment of the juristic person committee replacement in case of resignation

According to the Housing Development Juristic Person's Regulations, Chapter 4, Item 12. In the event that a director vacates office before the expiration of his term, according to Article 10, and the number of remaining directors is less than one-half of the number of directors specified by the general meeting. Let the chairman call a general meeting. to elect replacement directors and the elected person shall hold office for the remaining term of the person he/she replaces.

At this time, none of the directors wished to resign before the end of their term. Therefore, there was no voting.



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Agenda 9 Other matters (if any) 9.1 Amend the regulations of the Emerald Green housing estate, item 5.

| Original message | New message |
|---|--|
| <p>Article 5</p> <p>Entering and exiting the Emerald Green housing estate</p> <p>Clause 5.3 Vehicles for transporting heavy</p> <ul style="list-style-type: none"> - Large vehicles with more than 4 (four) wheels, tractor vehicles or machinery loads must register at the office before entering the village, a deposit may be requested. In case the car may cause damage to the common area. - In this case, except garbage trucks and emergency vehicles. | <p>Article 5</p> <p>Entering and exiting the Emerald Green housing estate</p> <p>Clause 5.3 Vehicles for transporting heavy</p> <ul style="list-style-type: none"> - <u>Big vehicles with more than 6 (SIX) wheels, tractors, or transporting machinery are prohibited. Come into the Emerald Green housing estate because it may cause damage to the common area. Especially around the entrance-exit bridge in front of the village. Because it is a one-way entrance-exit.</u> - In this case, except garbage trucks and emergency vehicles. |

Resolution of the meeting: The meeting resolved to approve the amendment to the regulations of the Emerald Green housing estate, item 5, with the following votes:

| | |
|-------------|--------------------------|
| Approval | 2,617.00 ownership ratio |
| Disapproved | 1,175.00 ownership ratio |
| Abstain | 524.00 ownership ratio |

9.2 Consider budget management for wall fence repairs.

Due to the Annual General Meeting of Members 2021 – 2022 on Saturday, April 23, 2022, Agenda 7.2 consider returning the rights of those responsible for the repair of the fence surrounding the village. By the resolution of the meeting to approve Reinstate the right of the person responsible for repairing the fence surrounding the village and because the village wall was approved to be repaired west side from the previous committee With a total budget of 330,000.- baht, which is the repair of the wall behind the



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house of 10 members of the committee. So, want to find a way to end the operations related to this amount of budget.

Meeting resolution: The meeting resolved to approve the budget management by allocating according to the total budget of 330,000.- baht (three hundred and thirty thousand baht only) according to the number of houses allowed for construction, totaling 6 houses, on average, refunding the proportion accordingly. tidy with the majority votes of the attendees as follows:


| | |
|-------------|--------------------------|
| Approval | 2,350.00 ownership ratio |
| Disapproved | 939.00 ownership ratio |
| Abstain | 1,027.00 ownership ratio |

No other matters More suggestions

When the members at the meeting have no further matters Juristic Person Committee thanked all attendees and closed the meeting at 11:30 a.m.

Signed..........President of the meeting
(Mr. Phisit Sirmongkol)
Chairman of the board

Emerald Green Housing Estate Juristic Person

Signed..... Minutes Recorder
(Miss Pimpawee Chotisuphaphokin)
Village manager

by Quality Property Management Co., Ltd.

Signed.....Inspector of the minutes of the meeting
(Mrs. Kanokwan Nilthap)
Operations Manager

Management representative, Quality Property Management Co., Ltd.