

Minutes of Committee Meeting No. 5/2023

Thursday, July 27, 2023 at 14:00

Held at the Emerald Green Housing Estate Juristic Person Office

Committee members attended the meeting

1. Mr. Phisit	Sirimongkhon	Chairperson
2. Mrs. Saichai	Gustafsson	Committee
3. Mrs. Bunsanong	Schurtenberger	Committee

The Management of Quality Property Management Co., Ltd. who attended the meeting

1. Mrs.Kanokwan	Nilthap	Operation Manager
2. Ms. Jureepon	Pothong	Housing Manager

The meeting opened at 14.00.

When the total attendees reached more than half of the committee members, a valid quorum was formed and the meeting was able to be opened. Mr. Kanokwan Nilthap, the meeting moderator, proceeded to the agenda as follows:

Agenda 1 Matters to be informed

Mr. Pisit Sirimongkol welcomed and thanked all the committee members for attending committee meeting no. 5/2023. In this session, he appointed Mr. Kanokwan Nilthap, the Operations Manager, as the meeting moderator for various agenda items.

Agenda 2 Performance report

The moderator presented the performance report for everyone's acknowledgement. Additionally, a report on outstanding common fee overdue for more than 6 months, notifications of suspending property rights registration and legal transactions for 12 specific allocated land plots with outstanding payments, and outstanding follow-up tasks were presented as detailed in the meeting documents.

Agenda 3 Juristic person committee positions

The juristic person has a committee responsible for controlling and overseeing the juristic person's management policies and guidelines under the regulations of the juristic person, with a committee of 5-7 members representing the juristic person for external matters, each serving a term of 2 years.

In this regard, Mr. Warakorn Maneevongs requested to resign from the committee. Consequently, the committee now consists of 4 members. The number of committee members exceeds one-half of the total committee members specified in the revised regulations, as amended during the general meeting of committee members on Saturday, November 4, 2017. Agenda 2 of the amendment pertains to the juristic person's regulations for Emerald Green, Chapter 4, Committee Members and Committee Meetings (Section 7, 11, 12, 14), as detailed in the documents.

Original Regulation Text	Text to be Modified
<p style="text-align: center;">Juristic Person Regulations Emerald Green Chapter 4</p> <p style="text-align: center;">Committee Members and Committee Meetings</p> <p>Section 7. The juristic person has a committee responsible for controlling and overseeing the juristic person's management policies and guidelines under the regulations of the juristic person, and resolutions of the committee meeting, representing the juristic person for external matters.</p> <p>Section 12. In case a committee member vacates their position before the end of their term as per Section 10, the chairperson shall convene a general meeting to elect a replacement committee member, and the elected individual shall hold the position for the remainder of the agenda that they represent.</p>	<p style="text-align: center;">Juristic Person Regulations Emerald Green Chapter 4</p> <p style="text-align: center;">Committee Members and Committee Meetings</p> <p>Section 7. The juristic person has a committee responsible for controlling and overseeing the juristic person's management policies and guidelines under the regulations of the juristic person, and with approval from the committee's resolution or the committee meeting's resolution, representing the juristic person for external matters."</p> <p>Section 12. In case a committee member vacates their position before the end of their term as per Section 10, and the remaining committee members are less than one-half of the total committee members specified in the general meeting, the chairperson shall convene a general meeting to elect a replacement committee member, and the elected individual shall hold the position for the remainder of the agenda that they represent</p>

Resolution: The meeting resolved to acknowledge that if a committee member wishes to resign, they must prepare a resignation letter addressed to the committee chairperson or their appointed representative in writing. Additionally, since the number of committee members exceeds one-half of the total committee members specified in the general meeting, there has been no call for a general meeting to elect replacement committee members.

Agenda 4 Suspending property rights registration and legal transactions for outstanding payments

Following the juristic person's efforts to collect common fees for common property management every 6 months, based on the current ownership shares, there are currently 12 co-owners who have outstanding payments for the year 2022. The management has prepared documents to suspend property rights registration and legal transactions for the allocated land plots with outstanding payments and submitted them to the Prachuap Khiri Khan Land Office (Hua Hin Branch).

ระงับการจดทะเบียนสิทธิและการทำนิติกรรมในที่ดินแปลงจัดสรรที่ค้างชำระค่าใช้จ่าย				
ลำดับ	วันที่	น.ส. ๓ ก. เลขที่	บ้านเลขที่	ชื่อ-นามสกุล
1	27-ก.ค.-66	17154	357/29	คุณนาคชาติ นุราช
2	27-ก.ค.-66	17155	357/30	คุณนลพรรณ , คุณชาคริต , คุณจารุพันธ์ พรหมสมบัติ
3	27-ก.ค.-66	17156	357/31	คุณวัชรินทร์ พึ่งตอน
4	27-ก.ค.-66	17174	357/57	คุณเมลิวัลล์ มาร์เทนส์
5	27-ก.ค.-66	17175	357/58	คุณละอองศรี ฟาลวคอนเน็ย
6	27-ก.ค.-66	17180	357/63	คุณสังเวียน อัพเพล
7	27-ก.ค.-66	17186	357/69	คุณศศิญา เพนเติลตัน
8	27-ก.ค.-66	17192	357/75	คุณปราณี บรอนนีไลน์
9	27-ก.ค.-66	17196	357/79	คุณแกครินทร์ แพร่ฟิลด์
10	27-ก.ค.-66	17207	357/90	คุณสิทธิพันธ์ ปานนิมิตจิตสมาน
11	27-ก.ค.-66	17218	357/101	คุณเรณู จันทร์จรัสวงษ์
12	27-ก.ค.-66	17123	357/114	คุณอริสา เกนฟอร์ด

Resolution: The meeting resolved to acknowledge the submission of the suspension of property rights registration and legal transactions for 12 land plots with outstanding payments. If any member has

evidence of payment before the due date, the withdrawal of the suspension will be processed without any additional charges.

Agenda 5 Progress of clubhouse's renovation

Following the approval at the committee meeting no. 4/2023 to renovate and improve the clubhouse area and the project's front area to restore its original appearance, the management provided an update on the progress.

Resolution: The meeting resolved to acknowledge and assign the management to coordinate with the contractors to expedite the renovation work, develop a work plan, and establish a timeline for the renovation.

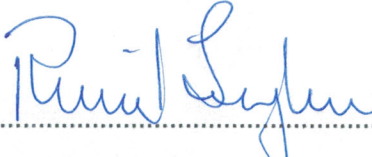
Agenda 6 Public relations procedures


Regarding residents within the project reporting insufficient notifications of information and lack of communication channels or knowledge of regulations within the project.

Resolution: The meeting resolved to assign the management to create announcements or informational materials to inform residents, distributing them in mailboxes to ensure that members receive news, information, and regulations.

When no other matters were proposed for further consideration, the meeting chairperson, Mr. Pisit Sirimongkol, thanked all committee members for attending and adjourned the meeting.

The meeting adjourned at 16.00.

Signed.......... Chairperson in the Meeting
(Mr. Phisit Sirimongkhon)
Chairperson

Signed..... Moderator
(Mrs.Kanokwan Nilthap)
Operation Manager
Quality Property Management Co., Ltd.

Signed..... Minutes taken by
(Ms. Jureepon Pothong)
Housing Manager
Quality Property Management Co., Ltd.