

## Nyhetsbrev 1 - 2023



Hello all home owners,

We hope this year started in a good way for you. It's really nice to see so many home owners travelling to Thailand again after the pandemic. We have had a meeting on site on January 16<sup>th</sup>. We gathered at BM 1 poolarea, where 38 home owners participated. Moo and Som from our office arranged with snacks and drinks. Handyman set up the sound system.

The information meeting was appreciated by many and after the meeting most people stayed and mingled.

Håkan, our chairman from 2022 opened the meeting. Lena Åhman, new chairman, thanked the resigning board for their fantastic work and commitment. Lena also thanked the Blue Mango staff, who all received warm applause.

### **Board of Directors 2023**

Lena Åhman - Chairman

Peter Hultenius - Financial

Suzanne Lundström – Secretary

Jan Karlsson – Repair & maintenance

Kenneth Mårtensson – Personnel/ security

Lennart Rehnmark – Substitute 1

Jörgen Hedlund – Substitute 2



Suzanne Lundström will act as secretary from the 4<sup>th</sup> of March. Jörgen Hedlund resigns as secretary and take the role as a substitute. The new board continues to work forward with the same commitment and drive in order to achieve the goals formulated by the resigning Board of Directors.

### **Information and communication with home owners**

When all members came to the information meeting on January the 16<sup>th</sup>, we did a simple exercise. Everyone had to write something they thought was good related to the service and management of Blue Mango Residence. They were also asked to write down things to improve or things to develop. It was nice to see that everyone appreciated our fantastic staff and their work. Many of the home owners appreciated the area as a whole.

We have a very well-maintained and nice area with nice gardens, well-kept pool areas and efficient service. A compilation of all notes is available on the forum for those of you who want to read more.

### **The new Board of Directors meet every first Saturday of the month.**

Our ambition is to improve our communication and we have switched to meetings via Teams, which is a fantastic digital meeting tool.

### **Digital information meeting**

Meeting via Teams will also enable us to invite home owners for dialogue during the year. All home owners will be invited to a digital information meeting in March to meet the new board members and ask questions. **The time for the information meeting is set for March 25<sup>th</sup> at 10:00 a.m. Swedish time.** A meeting invitation will go out during week 9 along with a "memo" how to use Teams.

### **Update of the website and the forum**

The new board is reviewing the possibility of updating and merging the forum and website. Today there are two separate logins and the user frequency is low. Our ambition is to increase accessibility and review user-friendliness. We are thus extending a hand to all members in case there is someone with the skills to build websites. Send an email to [info@bluemangoresidence.com](mailto:info@bluemangoresidence.com) if you feel that you have the skills and are willing to create a new website for Blue Mango together with us.

### **Blue Mango Residence Maintenance**

Even if our area is well managed, there are some challenges to tackle in 2023. Two big issues that have been relevant for a long time are the wall and the stormwater problem. The issues continue to be a high priority for the board. We review the efforts and investigations that previous board members have carried out to get an overall picture. At the top of the priority list is the stormwater problem.

### **Personnel and staffing**

Som and Moo are presenters at our board meetings, which gives them the opportunity to bring up current personnel matters and priority issues.

One of our guards has quit at his own request. Furthermore, another guard has shown interest in the position of handyman. After the pandemic, the demand for additional services has increased, which has led to our decision to redistribute our personnel resources. The service as a handyman is offered to the guard who has shown interest. The service is on trial for three months. With this redistribution, we have the opportunity to do more maintenance work with our own resources instead of hiring external resources.

The hourly rate for services performed by our handyman has been 150 THB for many years. From April 1, the hourly rate will be increased to 200 THB per hour.

On several occasions during the season, it has happened that tenants have called our staff after working hours to get help with locked keys, mud vacuuming or other urgent matters. BMCL will charge a fee for calls after staff's normal working hours. The fee is charged, and compensation will be paid to the staff such as overtime.

### **Worth mentioning to increase our fine community**

Mia Lind 123/3 has created a facebook group for us house owners.

Only you as a homeowner can become a member of the Facebook group called - [Blue Mango Residence - Husägare](#).

This group is intended solely as a forum for homeowners where we can give tips on good restaurants and other things you want to share with your neighbors.

Share ideas and get invitation to training opportunities or invite to a joint boule competition in the area or other activities. Mia organized a joint dinner at the Kitchen restaurant last fall, which was very much appreciated by those who attended. The board would like to thank Mia for her commitment to increased community among home owners in our area. We can highly recommend joining this group for increased community between us home owners. The Facebook group is not the board's official information channel, but for increased well-being and community. You will meet Mia at the digital information meeting in March, where she will tell you more about the page and why she got the idea to start it.

Questions directed directly to the board are handled as before via [info@bluemangoresidence.com](mailto:info@bluemangoresidence.com)

The board wishes you all the best

Lena, Jörgen, Kenneth, Jan, Peter, Suzanne and Lennart