



Newsletter 4-2022- google translate

Hello all homeowners!

We hope that all is well with you and that we can see you soon in Mae Phim.

Annual meeting vote

This year, as in previous years, annual meeting voting will take place via a link sent out from Survey Monkey no later than 7/12. Please check your spam folder if you do not receive the link in your email.

The summons with documents will be sent out no later than 15/11 via email. Remember that possibly motions must reach the chairman no later than 31/10.

On the forum www.bluemangoresidens.com you can find our statutes and documents regarding motion procedure.

No customer satisfaction survey

It has been a few years since a customer satisfaction survey was sent out. We have decided not to send out any such this year either, mainly because we have not in MP in recent years. However, we encourage homeowners who feel that mistakes are being made or who believe that they are not getting the service they are paying for to contact the board via email so that mistakes and errors can be corrected. Of course, it is also nice if you want to get in touch if you are satisfied.

Cleaning agreement

As we previously informed, Mr. Clean renounced continued cleaning assignments via BMCL. The board has obtained quotes from 3 different cleaning companies in order to continue to be able to offer cleaning orders via BMCL. We will return with more information when the negotiations are complete.

Maintenance and investments

During this year, investments have been made on our machine park. It has been necessary when several of our water and pool pumps, gate motors, control tables, etc., no longer made sense to repair. New ones have been purchased and, where possible, some have been repaired, in order to have some in reserve when maintenance etc. must be carried out. Since the size of the investments could not be predicted and planned into the budget, this has meant that the liquidity of BMCL has decreased somewhat compared to earlier years.

Now we have a well-functioning machine park which in the coming years will be well maintained to hopefully last for many years to come.

The board also discusses possible installation of lightning conductors within BMR or suggest that private individuals install this at their houses. Price proposals for this are now being drawn up. In August this year, lightning struck inside BMR and destroyed electrical installations in private houses, also the old motors on gate BM3 and small gate BM1 were knocked out of order. When

these motors are replaced, they will be fitted with a voltage regulator. All new installations have been fitted with a voltage regulator.

The rain has also caused damage in our area against the northern wall this year. Biggest problem inside BM1 where the water gushed in, despite installing a break in front of the gate. Holes in the wall, new drains and undermined ground inside have been restored. Part of the problem with the water not draining away, which we previously informed about, is due to our large storm water pipe along the road being filled with water as the pipe outlet is under water in a water-filled pond. That solution and draw was carried out without BMCL's knowledge. Despite repeated attempts at a constructive discussion and proposals for action with Tessaban, nothing has happened. The proposal we have received so far is that BMCL should install a stormwater pipe of approx. 542 m, which should then be connected to the municipality's pipe. An incredibly expensive story. Now a new construction project has started behind BM2 at the northern wall. According to what we have heard, there are smaller houses with freehold plots to be built. At the moment, stormwater lines are being shut down. The board is seeking contact with the developer to discuss whether we can connect our stormwater with theirs and share some of the installation costs. It is also interesting to hear how their route of the storm water line looks like and whether it is connected to the municipality's along the beach road.? We will get back to you as soon as we get more information.

Transfer of money to BMCL/Client account

You have probably noticed that Customer Service has on several occasions sent out emails regarding bank transfers to BMCL and clientaccounts where sender information is missing. This entails unnecessary cooperation for our staff. To reduce the risk of the sender's details being forgotten or lost during a bank transfer, **PLEASE REMEMBER TO ALWAYS** also send an email to Customer Service when you have made a bank transfer, containing information about the amount transferred, date of transfer and home owner.

What's happening in MP?

According to information, "old Lom Talay" has now opened a restaurant. The food is good but in a slightly more expensive price range. The former Amadeus restaurant is now renovated and is called Bamboo Lodge. They offer accommodation but also food which is said to be really good. The restaurant along the beach "The Wave" has unfortunately closed.

The hotel in the middle of Mae Phim is not ready. In addition to the hotel building itself, construction has been carried out behind the hotel and to the side. It remains to be seen whether it will be completed during the 22/23 season?

Yes, it will be exciting to see what happened and explore the new things offered in Mae Phim.

Sincerely
The board!