

**DREAMS LANDING CONDOMINIUM ANNUAL  
MEETING MINUTES**

Saturday, December 10, 2005

**BOARD MEMBERS PRESENT:**

Vicki Lathom, President  
Ray Turner, Treasurer  
Rusty Bergen, Secretary  
Randy Old, Member at Large

**MANAGEMENT COMPANY REPRESENTATIVES PRESENT:**

Dennis Sesplankis, Brodie Regional Property Manager  
Elaine Gronberg, Assistant Property Manager

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**CALL TO ORDER**

The meeting was called to order at 9:05 a.m.

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**NOTICE OF THE ANNUAL MEETING**

In conformance with the Dreams Landing bylaws, Notice of the Annual Meeting was sent to Dreams Landing owners on November 1, 2005.

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**QUORUM**

It was determined that 43.1% of the ownership of the community was present, either in person or by proxy, thus constituting a quorum.

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**MINUTES**

The minutes of the December 11, 2004 Annual Meeting were approved as submitted, read and distributed.

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## **TREASURER'S REPORT**

Ray Turner reported that the Board, at the November meeting, had voted to approve the operating budget for 2006. The budget includes a 2.9% increase in condominium fees. Ray reiterated that the primary expenses stressing the budget relate to the maintenance and operation of the sewage treatment plant. He announced plans to review the costs of the community insurance policy. He stated that the Board continues to take an aggressive approach in matters of collection of outstanding fees. He also reported that \$2,000 has been budgeted for the bi-annual inspection of building crawl spaces.

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## **COMMITTEE REPORTS**

### **ARCHITECTURE COMMITTEE:**

No Report

### **FITNESS CLUB:**

The club is in sound fiscal shape. A new treadmill was purchased as well as a dehumidifier. There have been some complaints by residents of the 1200 building about undue noise. Members are reminded that the club is not to be used before 6:00 am. Please do not operate the television at a loud volume, avoid slamming the door, no dogs, and remember to sign in each time you visit the club.

### **GROUNDS COMMITTEE:**

No report.

### **MARINA COMMITTEE:**

No report.

**POOL:**

Ray reported that the 2005 pool season was successful with relatively few problems. He anticipates a normal schedule for the coming season.

**SECURITY/PARKING:**

Rusty reported that the new restricted parking signs will be installed soon in the four community lots. This does not reflect a change in the community parking rules but rather is a more diligent enforcement of the existing rules. Residents are reminded that when parked in the community lots, their vehicle should display a Dreams Landing parking sticker. Any vehicle belonging to a guest of a resident should display visibly on or inside the windshield a note indicating the name and unit number of the host. The Dreams Landing parking rules and application for parking sticker can be found on the Dreams Landing Web site.

**SEWER:**

Vicki Lathom reported that the county is currently in the design process of the public sewer project. The bid package was delayed but the county expects to have it out in January. The county still plans to start construction in 2006. Construction is expected to take nine months.

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**OLD BUSINESS**

None

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**NEW BUSINESS**

None

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## **ELECTION OF NEW BOARD MEMBERS**

There were two Board vacancies, and two candidates who expressed interest in serving. Those individuals were current Board members Vicki Lathom and Ray Turner. The owners present, having reviewed with favor the background and qualifications of each, voted unanimously to approve both by affirmation.

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ADJOURNMENT: The meeting was adjourned at 9:30 AM.

Respectfully submitted,

/s/

Rusty Bergen, Secretary