

**DREAMS LANDING CONDOMINIUM ANNUAL  
MEETING MINUTES**

Saturday, December 09, 2006

**BOARD MEMBERS PRESENT:**

Vicki Lathom, President  
Dennis Seymour, Vice President  
Ray Turner, Treasurer  
Rusty Bergen, Secretary

**MANAGEMENT COMPANY REPRESENTATIVES PRESENT:**

Heather Gummel, Brodie Management Representative

**CALL TO ORDER**

The meeting was called to order at 9:15 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 13, 2006.

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**QUORUM**

It was determined that 69% 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 10, 2005 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 2007. The budget includes a 2.73% increase in condominium fees. Ray reiterated that the Finance Committee had hoped to keep condo fees level based upon the assumption that the public sewer hook-up would be achieved in the fall of 2007. However, based on the latest information, the budget is based on the fact that the treatment plant will need to be operated through the coming year.

Ray also reported that we are currently slightly below budget on expenses for the year. He anticipates the year end results to be at or near budget.

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## **COMMITTEE REPORTS**

### **ARCHITECTURE COMMITTEE:**

No Report

### **FITNESS CLUB:**

Jill Voran reported that the club is in sound fiscal shape. The Board recently approved a rule change to reduce the minimum club membership term from one year to six months.

### **GROUNDS COMMITTEE:**

No report.

### **MARINA COMMITTEE:**

No report.

### **POOL:**

Ray reported that the 2006 pool season was successful with relatively few problems. He anticipates a normal schedule for the coming season with the pool opening on the weekend prior to Memorial Day.

**SECURITY/PARKING:**

No report.

**SEWER:**

Vicki Lathom reported that the county and project contractor anticipate some traffic disruption at the intersection of Bestgate and North Bestgate due to the need to dig a 26' deep trench for the sewer line. All reasonable steps will be taken to minimize the inconvenience. She also advised that the contractor will be placing a small construction trailer on the area which is now the tennis court. In response to a question from the floor, she said that any cost overrun related to the project would be borne by the county, not Dreams Landing. Responding to another question, Ray Turner explained that the fees associated with the public sewer project will be in three forms. There will be a one time \$3000 per unit "connection fee" due ninety days from the time of connection. The debt service will be assessed over a thirty year period beginning January 1<sup>st</sup> of the year following the completion of the project. The waste water treatment fee will be billed to the community and built into the condominium fee.

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**OLD BUSINESS**

Dennis Seymour reported on the discovery and removal of several containers of potentially toxic chemicals which were located in a storage shed attached to the waste water treatment plant. These materials were removed by a properly licensed firm which obtained the governmentally required permits. The Board thanked Dennis for overseeing this important matter.

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## **NEW BUSINESS**

None

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### **ELECTION OF NEW BOARD MEMBERS**

Two owners, Turner Trippe and Rusty Bergen had submitted for election to the one vacancy on the Board. Upon a count of the ballots, it was announced that Rusty Bergen was reelected to the Board. The Board thanked Turner for his interest and participation.

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**ADJOURNMENT:** The meeting was adjourned at 10:15 AM.

Respectfully submitted,

/s/

Rusty Bergen, Secretary