

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, April 24, 2007

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Dennis Seymour, Vice President

Ray Turner, Treasurer

Rusty Bergen, Secretary

Randy Old, Member at Large

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Natalie Collier, Regional Property Manager

OWNERS PRESENT:

Christine Alvey

Turner Trippe

James Morrow

Jean Morrow

Robert Van Buskirk

Pam Cicetti

Cardie Templeton

CALL TO ORDER: The meeting was called to order at 7:00 PM.

MINUTES:

Upon motion, the minutes of the March 27, 2007 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on **Tuesday, May 29, 2007 at 7:00 PM.**

Note: There will be no Board meeting in July

MANAGEMENT REPORT

- ? Natalie Collier announced that Troy Painter has left Brodie and that she is assuming overall responsibility for Dreams Landing, at least for the present. Routine matters from the community should still be called in to Heather at the Annapolis office (410-571-1400).
 - ? Natalie will be assembling a chart to track the status of various ongoing maintenance issues.
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OWNERS' ISSUES

Christine Alvey and the Morrows raised the issue of detached roof shingles which they have found near their units. Brodie will have this looked into. Pam Cicetti inquired about rain gutter cleaning. Also, Cardie Templeton asked about the possibility of re-carpeting the ramp into the river. She agreed to look into the kinds of materials that might be appropriate, and to report her findings back to the Board.

Pam had previously asked the Board to consider what might be done to curb the use of cell phones in the area around the pool. She explained that she and others found loud and/or extended cell phone use annoying and disruptive. The Board and others present discussed this issue in some detail. There seemed to be general agreement that rigid rulemaking may not be the best way to address the issue. It was agreed that Ray will emphasize the need for all to be sensitive to the rights of others, specifically in the use of radios, cell phones, etc., in the annual pool letter. Also, Vicki will publish an e-mail to the community aimed at heightening awareness of the need for mutual courtesy in this regard. The Board will re-visit this issue if these measures fail to alleviate any continuing problem.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

Randy Old presented a request by Robert Van Buskirk (Unit 503) to make certain alterations to the attic, to replace a 3rd floor window, and to enclose the porch. The Board gave conditional approval as to the porch project pending receipt and review of drawings, and approved the remaining requests.

The Board approved the request of Pam Cicetti to replace the basement door at 201 with a white door.

FITNESS CLUB:

No report.

GROUNDS:

No report.

MARINA COMMITTEE:

Dennis announced that there appears to be growing interest in the construction of a second pier in the marina. Information on the background and Board approved process is available on the community Web site. Any owner who desires more information or who may want to join the list of participants should contact Dennis Seymour.

PET COMMITTEE:

No report.

POOL:

Ray reported that the pool is filled. Some pool furniture is being re-strapped. The pool is scheduled to open on the weekend of May 19th and will, weather permitting.

SECURITY & PARKING:

Following on Dennis Seymour's report and proposal on additional outside lighting in five locations, he shared two bids from electrical contractors to implement the proposal. One bid totaled \$13,250; the other \$18,330. The Board agreed that given this substantial cost, at least one more

bid should be obtained, and that thought should be given to find less costly ways of addressing the security issues.

SEWER:

Ray Turner related that he had received questions as to when the \$3000 'hook up' fee may be due from unit owners to the county. He explained that the payment will be due thirty (30) days after the system is released for service. The earliest projection for completion is August, though the project engineer is still citing a December completion date. Ray further explained that the capital project debt service will be billed annually in January. Although it is possible that the first billing will occur in January of 2008, Ray feels that it is at least just as likely that the first billing will not occur until January 2009.

TREASURER'S REPORT

Ray Turner reported that we are currently about \$5,600 under budget for 2007. He foresees an increase in electric costs. He noted that the conversion to public sewer will have a positive effect in that regard since the treatment plant consumes a substantial portion of the community electricity usage. Stan Gordon will attend the May Board meeting to discuss the financial audit findings.

OLD BUSINESS

The Board went through with Natalie the various open projects which need to be followed to completion.

Turner Trippe reported the progress of the ad hoc committee that is exploring the various issues relating to building crawl spaces. He explained that, having receiving some general bids from various contractors, it was determined that the scope of work needed to be fine tuned. Brodie is assisting in this process. Brodie will then meet with bidding contractors on site; Randy Old and Turner will participate in those meetings.

NEW BUSINESS

Dennis Seymour raised a proposal concerning the construction and rental of storage lockers to be located in the common areas of one or more of the apartment buildings. He pointed out that there is essentially unused space in each of these three buildings, in addition to the four existing storage units in each building.

The concept would be that the new storage lockers would be available for rent to any resident of Dreams Landing, regardless of the location of the resident's unit. Under Dennis' plan, the Board would determine the method of allocating the units, collection of deposits and fees, and management of the program. Dennis has proposed that if the Board agrees to go forward with the program, he will donate his labor to construct the units.

The Board agreed that Ray Turner will be the Board contact in determining the level of community interest in this proposal. Anyone who might be interested in renting such a storage locker if and when they may become available should contact Ray.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

/S/

Rusty Bergen, Secretary