

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, FEBRUARY 24, 2009

MINUTES

BOARD MEMBERS PRESENT

Rusty Bergen, President
Vicki Lathom, Vice President
Ray Turner, Treasurer
Turner Trippe, Member at Large
Nan Harrison, Secretary

OWNERS PRESENT

Christine Alvey
Dennis Seymour
Robert Van Buskirk

The meeting was called to order at 7:00 p.m. Upon motion the minutes of the January 27, 2009 meeting were approved as written.

MANAGEMENT REPORT

Water and sewer bills are still being monitored.

Frequency of sewer line camera inspections and jet cleaning was discussed. The guarantee on the work done by Around the Clock behind the 900 and 700 buildings does not expire until May, 2010. Heather is getting quotes for the March meeting for cleaning and inspection of the sewer mains and laterals.

New sensors have been installed on the parking lot motion lights. The flagpole light will be replaced with a lower wattage bulb.

Letters about lack of service on the washers and dryers were sent to Coin Mach and they seem to be doing a better job.

OWNERS ISSUES

The subject of storage pods was discussed. Residents who want to use them are to request permission in advance. They are to be parked in the parking lots, not on Dreams Landing Way, and only for the length of time specified and agreed upon before delivery.

COMMITTEE REPORTS

MARINA – Dennis Seymour reported that the marina addition is complete and has passed inspection. The marina has been winterized. Once the final financial reports are completed Lerian and Bradbury will receive their final payment.

It appears that permits for dredging and for replacement of the bulkhead have the same permit process. We may be able to piggy-back the permit for the dredging to the original 1998 permit.

BULKHEAD PROJECT

PLEASE NOTE: the dredging project and the bulkhead project fall into two different categories. The dredging is strictly a Marina project and the bulkhead replacement falls into the category of Condominium Common Areas.

At first look it appears the bulkhead is at least 85% serviceable which means we will be able to replace it with the same design. This is going to be a big-ticket item and financing will be investigated.

TREASURER'S REPORT

The 2008 audit process has begun and the completed report is expected by the May board meeting.

There is one one-month condo fee delinquency.

Ray is working on the bike and dinghy rack agreements.

Ray reminded slipholders that occupancy fees are to be paid in twelve monthly installments. If they are not paid on time, we may ask for the full amount up front.

OLD BUSINESS

A letter was received from a unit owner asking if the board will reconsider its decision regarding after-the-fact reimbursement for repairs made to the unit by the owner. A motion was made, seconded and passed that since the owner did not follow proper procedure before making the repairs, the original decision against reimbursement should be upheld. Heather will draft a letter to the owners.

Turner Trippe requested a list of duties of our maintenance services. A mini-walk-through will be scheduled. The question of redoing the deck was brought up and, in light of other projects pending, no decision was made.

Dennis Seymour asked about forming an ad hoc committee to discuss uses for the former sewage treatment building. Vicki reported that she spoke with George Heiner and found that there are three different categories of usage for zoning and permitting purposes, each with different requirements. Painting of the exterior was also discussed.

NEW BUSINESS

There has been no response as yet to a letter sent to a new owner who is doing extensive renovations without permits. Another letter will be sent.

There being no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,
Nan Harrison
Secretary