

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, June 24, 2008

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Ray Turner, Treasurer

Nan Harrison, Secretary

Turner Trippe, At-Large

MANAGEMENT COMPANY REPRESENTATIVE PRESENT:

Heather Gummel, Brodie Management

OWNERS PRESENT:

Christine Alvey

Doug & Pat Henry

Jean & Jim Morrow

Betty O'Brien

Dennis Seymour

Beth Shoults

Bob Van Buskirk

Monica Williams

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

MINUTES: Upon motion, the minutes of the May 27, 2008 meeting were approved as written.

NEXT BOARD MEETING: There will be no meeting in July. The next meeting will take place on August 26th.

MANAGEMENT REPORT

Gutters – Ray suggested that we ask Victor Hare to evaluate the condition all of the gutters. Heather will contact him. She provided two new estimates for gutter cleaning. It was recommended that owners be notified when gutters are going to be cleaned.

Sewer Pipe Sleeving – Heather reported that this has been done in the area behind the 700 building.

The schedule for replacing sections of concrete sidewalk and curbing has been set back because of the rainy weather.

Construction has started on the marina expansion project.

A letter regarding insurance was mailed to all unit owners.

Replacement of black top in the 500 building parking area is delayed until the removal of the sludge from the treatment plant and the replacement of the curbing. The county is also waiting for the sludge to be removed before repairing Dreams Landing Way.

OWNERS' ISSUES

Dennis Seymour noted that there is water coming in the vent well of 701 and asked about the vapor barrier in the crawl space. Heather will check on having an inspection for the 700, 500, and 400 buildings.

Jim Morrow asked if the roof repairs were done after the eye bolts were removed. Heather will check on this.

Monica Williams requested permission to have an afternoon party on the deck on Sunday, August 23rd. Ray Turner so moved, Turner Trippe seconded the motion and the motion carried.

Beth Shoults expressed concern over the length of time it took Alan Hyatt to remove his damaged tree that was threatening her unit.

Betty O'Brien and Monica Williams asked if Alan Hyatt could be contacted regarding the ivy and vines that are choking out his trees behind the 400 building.

TREASURER'S REPORT

Ray Turner noted that expenses are a little higher than what was budgeted. This is partly because of the additional operation of the sewage treatment plant and will be offset when all of the surcharges are paid. General maintenance expenses are spread out equally over the entire year but run higher in the summer and should even out by the end of the year.

Monthly billing for storage spaces has already begun. The marina reports show five delinquencies in license fees. Starting in January the \$400 annual slip license fees will be billed monthly by Brodie. Billing for the occupancy fee permit, now \$150, which includes the requirement for annual submission of proof of boat ownership and insurance coverage, will continue to be billed in a single amount in the spring of each year.

COMMITTEE REPORTS

MARINA COMMITTEE

The new marina expansion is underway. The location and configuration of slips is approved by the board. Any additional pier and lift work is between the contractor and the slip license holder.

The following locations and configurations were approved on motion:

Christine Alvey, slip #1, extension of finger pier

Turner Trippe, slip #10, extension of finger pier and two pilings

Bob Van Buskirk, slip #21, extension of finger pier, pilings added to make the slip 14 feet wide

The standpipe will be checked and Dennis will order the dock boxes for the new slips.

MAINTENANCE

The storage area contracts are in the unit owner's name, not the tenant's.

Randy Old has moved and turned over the maintenance schedule to Turner Trippe who will schedule a walk-through.

POOL

The pool is now open for regular summer hours. The lifeguard's name is Nash.

The deck resurfacing project has been postponed until late fall or early spring so that it will not interfere with its use this summer. Turner is researching materials.

OLD BUSINESS

Although the sewage treatment plant is no longer operating it still contains sludge which should be pumped out soon.

Rusty Bergen will act as temporary treasurer during Ray Turner's absence in the month of July.

ADJOURNMENT: Upon motion, the meeting was adjourned at 9:20 PM.

Respectfully submitted,

/S/

Nan Harrison, Secretary

