

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, September 25, 2007

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Ray Turner, Treasurer

Rusty Bergen, Secretary

Randy Old, Member at Large

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Heather Gummel, Assistant Property Manager

OWNERS PRESENT:

Christine Alvey

Turner Trippe

James Morrow

Jean Morrow

Betty O'Brien

Jill Voran

Robert Van Buskirk

Nancy Russell

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

MINUTES:

Upon motion, the minutes of the August 25, 2007 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on Tuesday, October 30, 2007 at 7:00 PM.

MANAGEMENT REPORT

- ? Heather reported that Brodie had received two proposals for concrete repair work. A third proposal from the contractor who performed the last concrete project is expected soon. The Board plans to define the scope of needed concrete repairs during the upcoming walk-thru inspection.
 - ? Victor Hare of Hare Engineering will be testing a front wall in the 400 building to determine if the wall is insulated. He then plans to finalize the RFP pertaining to the crawl space issues. Ray Turner has volunteered to take the lead for the Board on this project. He stated that the goal is to have whatever work is to be done completed by December 1st of this year.
 - ? Corporate Services has completed cleaning and painting in the 800 building basement and also removed trash from the basements in the three apartment buildings. Smith Electric will be submitting a proposal for electrical work in the 800 basement which is expected to cost approximately \$1800. All of this is in connection with the building of additional storage lockers which will be available for rental to any Dreams Landing residents on a ‘first come – first served’ basis. Ray explained that the project costs will be offset by the revenues generated from the rentals, and will be accounted for in the same manner as the fitness club dues.
 - ? Ceiling repairs are required in an area of the 1200 building basement. This is due to a bathroom leak which occurred in Unit 1202. As such, the costs of the repairs will be assessed to the owner of that unit.
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OWNERS' ISSUES

James Morrow observed that the turf in front of 1303/4 had not been plugged. He also cited concrete issues involving the steps in front of these two units. The Board will consult with Lou Swart concerning the Brickman turf plugging project, and will inspect the steps during the walk-thru.

Betty O'Brien raised the issue of several exposed and unburied cables running between the 400 and 500 buildings. The Board will note this as well in the walk-thru inspection, and it was noted that this has been an ongoing

problem throughout the community, attributable primarily to Comcast and its subcontractors.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

No report

FITNESS CLUB:

Jill Voran inquired as to the apparent accounting issues involving the club. Ray stated that he has been working on this with Brodie's home office. It appears that the club's accounting records may have been affected by an earlier auditor adjustment. Ray will continue to work on this until the correct account balance is determined.

LANDSCAPING/GROUNDS

No report.

MARINA COMMITTEE:

No report.

PET COMMITTEE:

No report.

POOL:

The pool is closed for the year. Ray is arranging to temporarily store the pool furniture on the pool deck for the first part of the fall season so as to keep the pool house room in service for any social functions which may arise. Thereafter the furniture will be moved inside for the cold weather months.

SECURITY & PARKING:

No report.

SEWER:

No report.

TREASURER'S REPORT

Ray Turner reported that we are slightly under budget in most areas, electric and contracts being the most notable exceptions. Some if not all of the overages on contracts involve timing issues and Ray expects them to be on budget at the end of the year.

Ray went on to update progress as to budget planning for the coming year. He explained the budget time line. Any proposed increase in condominium fees requires that owners be given no less than 45 day notice before any increase in homeowner fees would go into effect. This is not to suggest that an increase in condominium fees is expected. Brodie has submitted a proposed budget to the Board. The Finance Committee will work with this and incorporate any changes that its members might have. The Board will act on the final proposed budget at the October 30th meeting. Then, the Board's proposed budget will be mailed to all unit owners no later than November 15, 2007. The regular Board meeting on November 27, 2007 will serve as an open hearing on the proposed budget, and a final Board vote will take place thereafter, no later than the Annual meeting on December 8, 2007.

Ray also explained that, because we still don't know if the community will be on public sewer by January 1, 2008, the budget will probably consist of two alternative plans. Plan A would assume that the public sewer is in operation and that the current waste treatment plant will have been decommissioned. Plan B would assume the continued operation of the treatment plant and will contain a monthly per unit surcharge which will continue until the public system is operational.

OLD BUSINESS

None.

NEW BUSINESS

The observation was made that non-residents, apparently guests of the nearby bed-and-breakfast, have been frequenting the areas on and around the deck. Rusty agreed to speak with the owners and ask that they advise their guests that our grounds are privately owned.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

/S/

Rusty Bergen, Secretary