

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, August 26, 2008

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Rusty Bergen, Vice President

Ray Turner, Treasurer

Nan Harrison, Secretary

Turner Trippe, At-Large

MANAGEMENT COMPANY REPRESENTATIVE PRESENT:

Heather Gummel, Brodie Management

OWNERS PRESENT:

Christine Alvey

Bernadette Benik

Bob Van Buskirk

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

MINUTES: Upon motion, the minutes of the June 24, 2008 meeting were approved as written.

NEXT BOARD MEETING: The next meeting will take place on September 30th.

MANAGEMENT REPORT

1. Sewer Pipe Repairs: Received the two-year warranty from Around the Clock Plumbing for the two sewer pipe repairs behind the 1000 building and the sleeving behind the 700 building.
2. Gutter Evaluation: Victor Hare has completed his inspection of the gutters and found that overall they are in good condition. Heather is getting estimates for his recommendations:

Gutter at 1301 & 1302 sagging

Outlet connectors are too small; replace with a larger size

Change all outlet connector screws to point down

Trim tree limbs back to at least 5 feet from roof

Heather received proposals from three gutter-cleaning services. Prices were significantly higher than what we pay Corporate Services. The board decided to continue with Corporate Services for a six-month “probationary” period during which time Heather will be on site to confirm that the work is being done.

3. Crawl Space Inspection: Victor Hare inspected the 500 and 700 buildings. Letters were sent to two unit owners informing them of changes/repairs that they need to address. Missing drywall will be replaced under the 700 building. Water on the vapor barrier is thought to be from the gutter that overflowed during the heavy rain.
4. Concrete: The repairs have been completed. On a walk-through it was noted that there is still a crumbling curb in front of 503 and that the swale next to the 901 steps needs to be redone. Heather will get estimates from a company that does small jobs.
5. Insurance: There seems to be some confusion regarding the MD court decision regarding condominiums insurance. In the event of a casualty loss ie: fire, the Master policy will repair the unit to builder grade condition. For example the walls, flooring, cabinets, appliances etc. will be replaced with builder grade quality material. Any upgrades or improvements to your unit will not be covered, for example you have installed wood flooring and the units were originally built with carpeting. You must have an individual policy for your contents as well as any upgrades, as well as coverage for the deductible for the master condo policy, which is \$1,000. The second part is regarding the deductible. For example if a unit owners water pipe leaked to and damaged their unit as well as another unit. The Master policy would cover the loss (if the loss is not due to negligence) at a cost above the deductible. If the cost of repairs is under the deductible of the condo's master policy the unit owner will be responsible for the cost.

Rusty will draft a notice to homeowners.

6. Banking: The SunTrust CD rolled over for a new 13-month term at 3.30%. The marina's Eastern Savings CD will mature on August 25th. Their current rates are quite low and a new CD will be opened at a bank with a higher rate.
7. The fall walk-through was on August 13th and items for review were noted.
8. Leaks have been found in the 1000 building and the two owners whose units are involved have been notified.

TREASURER'S REPORT

Ray noted that there are still some outstanding surcharges and that they should take care of most of the overages. It appears that maintenance expenditures will be approximately \$3500 over what was budgeted. The propane for the pool heater is over budget. Reserve funds have been used for special maintenance repairs (ie: concrete). Snow removal is under budget. Heather will have a draft of the 2009 budget ready for the September board meeting.

Storage areas will be billed monthly, as will bike and dinghy rack spaces. The \$400 annual marina license will be billed monthly and the \$150 slip occupancy fee will be a one-time annual payment billed by Dennis Seymour.

Ray encourages owners to make their payments by direct debit. Vicki will send an email to unit owners and Heather will have the forms available on our web site.

There is one delinquency.

OWNERS' ISSUES

Christine Alvey asked about the utility easement on the Kawecky property which may be subdivided. She also asked about the possibility of purchasing the pie-shaped piece of property adjacent to Dreams Landing. Ray will speak to Mr. Kawecky.

Bernadette Benik noted that there are loose boards on some of the steps leading to the marina and that there have been a lot of cigarette butts around lately.

Vicki has asked Calvert if they can deodorize the dumpsters.

COMMITTEE REPORTS

MARINA COMMITTEE

The marina expansion is nearly complete; inspections are still pending. Once those are complete the new slips can be occupied (hopefully within a month). It appears that after all bills are paid there will be approximately \$3,826 left

NEW BUSINESS

Rusty Bergen volunteered to identify items in the association's rules and regulations that no longer apply. Nan Harrison will help with this.

Heather Gummel announced that emergency contact forms will be sent to all unit owners to be completed and returned to her.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:30 PM.

Respectfully submitted,
Nan Harrison, Secretary

