

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, June 26, 2007

Web site: [www.dreamslandingcondo.org](http://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 REPRESENTATIVE PRESENT:**

Terry Lee, Property Manager

## **OWNERS PRESENT:**

Bernadette Benik  
Betty O'Brien  
Pat and Doug Henry  
Christine Alvey  
Turner Trippe  
James Morrow  
Jean Morrow  
Lou Swart

---

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

---

## **MINUTES:**

Upon motion, the minutes of the May 29, 2007 meeting were approved as submitted.

---

**NEXT BOARD MEETING:** The next Board meeting will be held on **Tuesday, August 28, 2007 at 7:00 PM.**

---

## **MANAGEMENT REPORT**

- ? Lighting. Response to query to community about this proposal to add lighting was overwhelmingly negative. After discussion, motion to proceed with previous bid was voted against with 4 opposed and one abstention.
  - ? Corporate Services submitted a proposal to clean out and paint the basement in 300 building for \$1,434. Motion to fix lighting and heating units in basement was passed with limit to be no more \$2,000. Both projects will be paid out of new locker rentals.
  - ? Board asked that all owners or tenants with items outside the dedicated lockers in 300, 800 and 1200 to remove them.
  - ? Crawl space. Terry announced that he had estimates ranging from \$1900 to \$2400 per unit and was awaiting the third. The bidders based bids on a letter from Brodie outlining the scope of project. Bernadette raised the question whether Victor Hare, our engineer, should be the author of our scope of services. Board voted to ask Victor to give us an opinion as how to bring crawl space back to original condition and to bring up to current construction standards. Board also voted to ask Victor to recommend any additional improvements above and beyond current construction standards and any other initiative, if needed. The board also voted to move up the biennial crawl space inspection and to address in that inspection the condition of the fire doors.
- 

## **OWNERS' ISSUES**

An owner asked when the next gutter cleaning was to take place and Terry was to find out.

601 sidewalk condition: Terry and Dennis agreed to inspect.

There was concern about leak in 1202 and need for sheet rock repair which the board decided was the owner's responsibility.

It was suggested that the steel doors in apartment buildings need to be adjusted, repaired or replaced, which management was to look into.

There was a proposal, based on an owner request, to make the operating hours for the washing machines and dryers in apartment buildings

conform to “quiet hours” for Dreams Landing in general, which is 11 pm to 7 am. This item will be voted on at the August meeting.

---

## **COMMITTEE REPORTS**

### ARCHITECTURE COMMITTEE:

No report

### FITNESS CLUB:

No report.

### GROUNDS:

No report.

### LANDSCAPING/GROUNDS

Lou reported that Brickman has recommended steps outside the contract to improve the turf which involves core aeration. Lou said we can do so within the current budget and the idea was approved.

### MARINA COMMITTEE:

No report

### PET COMMITTEE:

Brodie was asked to send note to owner of 502 about removal of pet door.

### POOL:

In Ray’s absence next month, Rusty will be the acting pool manager and Bernadette will be associate.

### SECURITY & PARKING:

No report.

### SEWER:

No report.

---

## **TREASURER'S REPORT**

Ray Turner reported that we are presently over budget slightly by \$4,500, a situation which is primarily driven by timing issues.

One collection item was referred to attorney for enforcement.

Ray raised the issue of commissioning an update to the reserves study done in 2005. Cost would be \$3,000. Board voted three to two against doing an update now.

---

## **OLD BUSINESS**

Brodie was asked to address with Corporate Services the cleaning of the drain to the fitness club and at the 800 and 300 buildings.

Lockers have been completed in 1200 and 800 buildings and Dennis presented drawings for lockers in 300 building. The Board agreed that the small lockers would be rented for \$20 and the larger ones for \$40 a month, with a 6 month deposit for each.

Board asked Brodie to provide call logs in future information provided for board meetings.

---

## **NEW BUSINESS**

Regarding a neighbor's request to extend no-parking zone in front of 1300 to facilitate access by large contractor vehicles, the board decided this was a more appropriate matter to be addressed by the county government.

---

ADJOURNMENT: Upon motion, the meeting was adjourned at 9:55 pm.  
Respectfully submitted,

/S/

Rusty Bergen, Secretary