

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, April 27, 2008

Web site: [www.dreamslandingcondo.org](http://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  
Nancy Russell  
Dennis Seymour  
Robert Van Buskirk

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

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**MINUTES:** Upon motion, the minutes of the April 1, 2008 meeting were approved as written.

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**NEXT BOARD MEETING:** Tuesday, May 27. There will be no meeting in July.

## **MANAGEMENT REPORT**

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- ? Two proposals have been submitted to sleeve the damaged sewer pipe behind the 700 building. Ray Turner suggested that we look into the entire terra cotta sewer pipe situation. Heather will contact Victor Hare about this and the 700 proposal was tabled until further information is available.
- ? Proposals were received to wrap the existing front porch posts with vinyl sleeves and to replace porch railings with vinyl railings. After discussion, Ray moved to wrap only the porch posts. Rusty Bergen seconded the motion and the motion carried.

- ? Two proposals for replacing the wooden deck by the pool have been received and one more is due.
- ? The sewer pipe behind the 1100 building has been repaired and the concrete sidewalk has been replaced.
- ? The sewer plant surcharge billing (for the two additional months of operation) has been sent and payment is due by May 18<sup>th</sup>.
- ? The new storage units have been rented and payment coupons were sent out for the May 1<sup>st</sup> billing.
- ? Economy Pest Control will do their annual termite inspections on May 5<sup>th</sup>.
- ? The door in the 600 building crawl space has been repaired.
- ? Contracted concrete work on the sidewalks should be done around the third week in May.
- ? John from Corporate Services was contacted about cleaning gutters; this does include the downspouts. All but three were done on the last cleaning and those three will be done this week.

### **OWNERS' ISSUES**

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- ? Dennis Seymour noted that the gutter on 701 is still not repaired.
- ? The closer on the Fitness Club door jams.

### **COMMITTEE REPORTS**

#### MARINA COMMITTEE:

Dennis Seymour reported that the marina expansion will include nine new slips and should start within the month. There have been two or three requests to add lifts. The Marina Committee needs more members. Van Van Buskirk and Turner Trippe have volunteered. Ray Turner moved that as long as slip license fees are paid in full new license-holders should be eligible to serve on the committee. Rusty Bergen seconded the motion and the motion carried.

#### POOL:

Ray Turner announced that the pool will open on May 17<sup>th</sup>. It has been re-plastered and filled. A new thermal blanket has been ordered, there is a new valve on the filtration system and the permit inspection will be this week.

SEWER:

Vicki Lathom reported that the treatment plant is still aerating the sludge in the plant and that this must continue until it is removed. MES will remove the sludge but a permitting process is involved and this could take several months. Del. Mike Busch's office is helping in coordinating the effort. Ray noted that we pay a \$50 annual premium for a \$5000 bond required by the MD Department of the Environment. This will be eliminated once the sludge is gone.

**TREASURER'S REPORT**

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Ray announced that the auditor, Stan Gordon, will attend the May board meeting.

Slip license fees (which normally run from April 1<sup>st</sup> to March 31<sup>st</sup>) will be pro-rated for the new slip holders beginning with completion of the marina project. Slip occupancy fees will be handled by the Marina Chair. Ray's recommendation that any additional funds from the nine new slip-holders could go into marina reserves for future dredging was discussed.

There are no delinquencies. The budget is a little behind but this is due to the two additional months running the sewage treatment plant and the recent billing will take care of this.

**NEW BUSINESS**

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- ? Two new ladders have been installed on the bulkhead. Removal of some of the planking exposed a possible problem with the walkway. Rusty Bergen will follow up on this.
- ? The Summer Solstice Party will be held on the deck on June 14<sup>th</sup>.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:10 PM.

Respectfully submitted,

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Nan Harrison, Secretary