

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JANUARY 27, 2009

MINUTES

BOARD MEMBERS PRESENT

Rusty Bergen, President
Ray Turner, Treasurer
Turner Trippe, Member at Large
Nan Harrison, Secretary

OWNERS PRESENT

Christine Alvey
Dennis Seymour

The meeting was called to order at 7:05 p.m. Upon motion the minutes of the December 2, 2008 meeting were approved as written.

MANAGEMENT REPORT

The hot water heater which services the four apartment units in the 300 building has been replaced and is operational. Upon motion, it was agreed to authorize Brodie Management to release a check to pay for the new hot water heater.

It was suggested that the By-Laws be reviewed for ambiguities and any proposed changes be identified. Changes to the By-Laws must be approved by 2/3 of the unit owners.

Turner Trippe suggested that water on the floor of the apartment basements from backed up condensate could be avoided if the pipes are cleared each time the air conditioning units are serviced.

The water bill is still high. Ray suggested that more data is needed before considering another increase in condo fees. If the increase is permanent we may be able to offset it from somewhere else in the budget (snow removal, for example) before raising fees.

The current snow removal contract is with Tuff Turf. They are to plow and shovel at the 3-inch level. Salting is to be done after authorization from a board member.

Annual inspection of the sewer line will be discussed at the February meeting.

COMMITTEE REPORTS

MARINA – Dennis Seymour reported that the marina addition is complete and has passed inspection. The marina has been winterized.

TREASURER'S REPORT

Ray noted that the un-audited end-of-year financials show that we are approximately 3.5% over budget. This may be partly because of the water bill. There are also some items that will come out of the reserve funds and that will reduce that percentage.

Two one-month delinquencies in condo fees will be handled at the discretion of the Treasurer.

OLD BUSINESS

A letter was received from a unit owner asking if the board will reconsider its decision regarding reimbursement for repairs made to the unit by the owner. Jonas Brodie has been asked for input and the board may consider holding a closed session on this subject.

Dennis Seymour asked about forming an ad hoc committee to discuss uses for the former sewage treatment building. Turner Trippe will help with this and the board will ask Vicki Lathom to follow-up on any certification that might be necessary to ensure that the building can be used safely.

NEW BUSINESS

Turner Trippe asked for a list of the weekly duties of the service that cleans the common areas of the apartment buildings. He also asked if the board would accept a proposal from another entity. Rusty asked the management company if Corporate Services is bonded and found that it is Brodie's policy that all vendors be bonded.

Rusty suggested another walk-through with board members and Heather.

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Nan Harrison
Secretary