

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, March 27, 2007

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Dennis Seymour, Vice President (Acting President)

Ray Turner, Treasurer

Rusty Bergen, Secretary

Randy Old, Member at Large

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Troy Painter, Regional Property Manager

OWNERS PRESENT:

Nan Harrison

Nancy Russell

Christine Alvey

Turner Trippe

Bernadette Benik

Samara Ewing

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

MINUTES:

Upon motion, the minutes of the February 27, 2007 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on Tuesday, April 24, 2007 at 7:00 PM.

MANAGEMENT REPORT

- ? The pest control contract is up for renewal. The Board asked Brodie to clarify certain warranty matters before deciding on the renewal.
 - ? Brodie received and forwarded to the Board various proposals for crawl space repairs. These will be passed along to the special committee being formed to study this matter.
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OWNERS' ISSUES

Nan Harrison had previously reported that she had experienced rain leaking into the sun porch at 1001 which she believed to be caused by faulty flashing on the chimney. Brodie had sent a contractor to inspect the problem and to deliver an estimate. The Board was not comfortable with some of the issues presented in the estimate and Brodie was directed to obtain a quote from the roofing contractor who has done a substantial amount of Dreams Landing work in the past. Assuming that the estimate is reasonable, the Board approved the repairs.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

No report.

FITNESS CLUB:

No report.

GROUNDS:

No report.

MARINA COMMITTEE:

Water at the marina has been turned on. Dennis discovered that the standpipe sustained damage at one location on the pier. It appears that the contractor that pressure tested the system in the fall failed to drain the pipe and that freezing caused the damage. Brodie is to contact that contractor to address this issue.

PET COMMITTEE:

Samara Ewing is preparing a memo to be delivered to all units reminding residents of the rules and responsibilities concerning pets.

POOL:

Ray reported that an owner had sent an e-mail to the board expressing concern about the use of cell phones around the pool and on the deck. He stated that anyone with such concerns is welcome to express their suggestions at a Board meeting.

SECURITY & PARKING:

Dennis reported the results of his outside lighting survey. He concluded that there are five locations where lights should be considered. Brodie is to obtain bids to ascertain the cost of implementing these suggestions.

SEWER:

No report.

TREASURER'S REPORT

Ray Turner reported that we are currently about \$6,000 under budget for 2007. Stan Gordon has again been engaged to conduct the annual audit.

OLD BUSINESS

There was a discussion of emergency electrical repair work which had taken place under 1007. The Board also discussed several rain gutter and chases which need to be inspected and/or repaired. Dennis pointed out that the vault near the pool house which houses the valve for marina water needs repair. We are still looking for the proper tool to operate individual unit emergency water shut off valves.

NEW BUSINESS

None.

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

Respectfully submitted,

/S/

Rusty Bergen, Secretary