

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, November 27, 2007

Web site: [www.dreamslandingcondo.org](http://www.dreamslandingcondo.org)

## **BOARD MEMBERS PRESENT:**

Vicki Lathom, President

Ray Turner, Treasurer

Rusty Bergen, Secretary

Randy Old, Member at Large

## **MANAGEMENT COMPANY REPRESENTATIVE PRESENT:**

Heather Gummel, Property Manager

## **OWNERS PRESENT:**

Christine Alvey

Turner Trippe

James Morrow

Jean Morrow

Betty O'Brien

Jill Voran

Robert Van Buskirk

Nancy Russell

Beth Shoults

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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 October 30, 2007 meeting were approved as submitted.

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**NEXT BOARD MEETING:** The Annual Meeting to be held on Saturday, December 8, 2007 at 9:00 A.M. The next scheduled Board meeting will be held on Tuesday, January 29, 2008 at 7:00 P.M.

## **BUDGET HEARING**

Treasurer Ray Turner presided over the hearing on the proposed 2008 budget. He explained that the proposed budget assumes that the county sewer hook-up will be operational by January 1, 2008. Based on that assumption, current condominium unit fees would be reduced by about 15% (“Plan A”). However, if the conversion has not taken place by the first of the year, supplemental assessments will be necessary to continue to pay for expenses related to the treatment plant (“Plan B”). Brodie will thus be distributing monthly payment coupons based on Plan A and also additional Plan B monthly coupons which must be paid until the county system is operational.

After discussion from the owners present, the Board voted to approve the 2008 budget as submitted by the finance committee.

## **MANAGEMENT REPORT**

- ? Heather reported that the contractor selected to do the paving in the community had certain timing issues. It was decided that the roadway curb paving will be done as soon as possible and the rest of the project will be completed in the spring.
- ? Ray Turner, who had agreed to head the crawl space insulation matter, reported. The bids which Brodie received to simply restore units to their original condition substantially exceeded the price which two unit owners paid to restore and upgrade their crawl space insulation. Ray negotiated with that contractor, Davenport Insulation, to give a discounted fee to do all of the crawl space units with the upgrade of additional R-13 insulation. The Board voted to approve acceptance of the Davenport proposal. Also, Heather and Brodie arranged to have Corporate Services remove various debris items from the crawl spaces at no cost to Dreams Landing.

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## **OWNERS' ISSUES**

An owner reported that there were bags left behind the 300 building. A number of people reported an increase in pet droppings and dogs left uncontrolled.

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## COMMITTEE REPORTS

### ARCHITECTURE COMMITTEE:

No report

### FITNESS CLUB:

No report.

### LANDSCAPING/GROUNDS

No report.

### MARINA COMMITTEE:

The water to the marina has been shut off and winterized. Permit applications relating to the proposed marina expansion have been signed.

### PET COMMITTEE:

No report.

### POOL:

Ray reported that, as a result of a county inspection, the pool must have a 3/8" plaster recoating. This is something which becomes necessary about every ten years. The cost will be \$7,500 per a proposal from the pool contractor, American Pools. The Board voted to approve the project.

### SECURITY & PARKING:

No report.

### SEWER:

No report.

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## **TREASURER'S REPORT**

Ray Turner reported that we are slightly under budget in most areas, and that he expects that we will finish the year at or about on budget. There are some small balance receivables but otherwise there are no delinquent condominium fee accounts.

As a policy, Dreams Landing has never vested a Board member with signature authority over community investment fund. So as to allow management of these funds, the Board voted to give Jonas Brodie of Brodie Management signature authority over these funds.

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## **OLD BUSINESS**

None.

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## **NEW BUSINESS**

None.

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**ADJOURNMENT:** Upon motion, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

/S/

Rusty Bergen, Secretary