

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, September 27, 2005

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

## **BOARD MEMBERS PRESENT:**

Dennis Seymour, Vice President (President Pro Tem)

Ray Turner, Treasurer

Rusty Bergen, Secretary

Randy Old, Member at Large

## **MANAGEMENT COMPANY REPRESENTATIVES PRESENT:**

Dennis Sesplankis, Regional Property Manager

## **OWNERS PRESENT:**

Christine Alvey

Lou Swart

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

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## **MINUTES:**

Upon motion, the minutes of the August 30, 2005 meeting were approved as submitted.

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**NEXT BOARD MEETING: The next Board meeting will be held on Tuesday, October 25, 2005, at 7:00 P.M.**

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## **MANAGEMENT REPORT**

Dennis Sesplankis addressed the following issues:

- ? Related to the marina electrical service upgrade, Brickman was called to severely cut back the bushes around the electrical control box on the waterfront hillside. Dennis Seymour explained that the county

- code requires a 15” clearance around this type of electric equipment, and that we have been out of compliance for some time. Once the upgrade is completed, the Board will consult with the grounds committee to determine what kind of new planting around the box that may be added which will not violate the code requirements.
- ? The Anne Arundel County Fire Department recently inspected the fitness club. The only violation found involved the electrical connection of a recently installed de-humidifier. The problem has been corrected.
  - ? Per the Board’s request, Brodie obtained proposals for periodic cleaning of rain gutters and roofs. The Board voted to award the contract to Corporate Services to clean five times annually at a cost of \$650.00 per cleaning.
  - ? Brodie Management has submitted a draft budget to Dreams Landing for the coming year.
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### **OWNERS’ ISSUES**

Christine Alvey reported that there was a broken PVC pipe behind Unit 204 which was apparently caused by lawn mowing operations. Brodie will investigate.

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### **COMMITTEE REPORTS**

#### **ARCHITECTURE COMMITTEE:**

No report.

#### **FITNESS CLUB:**

No report.

#### **GROUNDS:**

Lou Swart reported for the committee. She, Vicki Lathom and Tim Bonner (Brickman Group, Ltd.) conducted an inspection of the grounds for the purpose of determining which areas might be better served by the use of

ground cover (such as ivy) instead of grass. They identified the following problem areas: the front of the 1300 building; the front of the 400 building; the south side of the 700 building; and the area behind the 100 and 200 buildings adjacent to the fence. Brickman has given a rough estimate to introduce ivy in each of the first three areas and to construct a gravel channel to correct the erosion problem behind 100/200. After discussion, The Board voted to approve an expenditure of up to \$7,000 to address these issues subject to the concurrence of the owners in the immediate area of each project. Lou will follow up and report back to the Board.

**MARINA COMMITTEE:**

Dennis Seymour reported that the electric service upgrade is nearly completed. Brodie will bill the two slip holders who requested 50 amp. service for their proportional shares.

**PET COMMITTEE:**

No report.

**POOL:**

The pool is closed for the season. The pool furniture will remain in place and the bathrooms will not be winterized until November so as to keep the pool house available for one or more community social events in October.

**SECURITY/PARKING:**

Dennis Seymour and Rusty Bergen reported their recommendations as to the wording of the restricted parking signs and as to the placement of the same. The proposal includes the placement of 12 signs in various strategic locations in and near the community lots. The Board approved the acquisition of the signs and Brodie will arrange to have them installed. Also, through Brodie, Dreams Landing has entered into an agreement with Lowry's Forest Drive Services (Lowry's Towing) to enforce the restricted parking policy. The Board agreed that the approval of two Board members shall be required to authorize the towing of a vehicle.

**SEWER:**

No report.

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## **TREASURER'S REPORT**

Ray reported that overall we are slightly under the operating budget. As reported earlier, the principal variances involve sewage treatment plant maintenance and supplies, as well as inspection and maintenance of the collection system. One unit is in arrears and this account has been referred to the community attorney for collection procedures.

Ray then discussed the budget development process and timeline. He invites any Dreams Landing owner who wishes to participate in planning the 2006 budget to contact him. The timeline is as follows:

- ? September 27<sup>th</sup> – Board receives draft budget proposal from Brodie Management.
- ? October 25<sup>th</sup> – Next scheduled Board meeting; Board will vote on draft budget.
- ? November 15<sup>th</sup> – Latest day to mail letter to owners with draft budget should budget include increase in fees.
- ? November 29<sup>th</sup> – Scheduled Board meeting will also serve as hearing on budget. At that time, the Board may vote to approve the budget or it may vote in a special session prior to the Annual Meeting.
- ? December 10<sup>th</sup> – Dreams Landing Annual Meeting.

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## **NOTICE**

The terms of two members of the Board expire at the end of this year. Any owner wishing to stand for election to serve on the Board or to nominate another owner is invited to communicate their interest to Brodie Management. Nomination forms are available on the Web site, or one may create their own form (limited to one (1) page).

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## **OLD BUSINESS**

Brodie was instructed that follow-up is needed to determine if a cooking range in the 500 building is improperly vented into the crawl space.

Additionally, it is necessary to locate and create access to the collection system manhole in the back yard of 501. This was covered over by a prior owner.

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**NEW BUSINESS**

Randy Old is working on documenting the identity and purchase source of various common exterior fixtures such as lights and storm doors.

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ADJOURNMENT: Upon motion, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

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Rusty Bergen, Secretary