

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, APRIL 28, 2009

MINUTES

BOARD MEMBERS PRESENT:

Rusty Bergen, President
Vicki Lathom, Vice President
Ray Turner, Treasurer
Turner Trippe, At-Large
Nan Harrison, Secretary

OWNERS PRESENT:

Marshall Patterson
Jeanne and Jim Morrow
Monica Williams
Betty O'Brien
Van Van Buskirk

MANAGEMENT COMPANY REPRESENTATIVE:

Heather Gummel

The meeting was called to order at 7:00 p.m. Upon motion, the minutes of March 31, 2009, were approved as written.

OWNERS' ISSUES

Marshall Patterson submitted plans for renovations to unit 1303. No structural changes will be made and upon motion, the plans were approved.

Monica Williams reported that two new caps installed on top of her chimney should solve the problem she has had with raccoons nesting inside it.

It was reported that there is roof moss and mildew on several units, which could lift the shingles. Heather will look into this.

Jim Morrow noted that there are branches and limbs touching the roof of unit 1304. John from Corporate Services will be cleaning gutters soon and will trim the branches that he can reach.

Current gutter cleaning has been suspended until the “little curly brown things” stop falling from the willow oaks. We will also look into cleaning the gutters more frequently (spring, summer and three times in the fall).

MANAGEMENT COMPANY REPORT

The abandoned pump house and the pool house will be painted when weather permits and prior to the opening of the pool of May 16th.

We have an updated cleaning contract with Corporate Services which will be effective as of May 4th.

Heather noted that brick work under the thresholds of the buildings is in different stages of repair. She will get repair estimates from three companies.

The water bill – We currently are projected to run \$7,000 to \$8,000 over what was budgeted for this year for water bills and \$5,000 to \$6,000 over what was budgeted for the sewer bills. Ray noted that we may be able to avoid a mid-year increase in condo fees.

Sewer Line Maintenance – Changing the frequency of cleaning laterals and mains was discussed, particularly whether or not a clog in a lateral can cause a clog in a main. A motion was made and passed to accept Mr. Fulton’s original recommendation to clean only the laterals right now, pending Mr. Fulton’s answer to the question of clogs.

Vicki Lathom recommended that the sewer line repairs behind the 900 building be checked in March, 2010, prior to the warranty’s expiration in May, 2009.

Heather announced that the water cooler at the pool is beyond repair. She will distribute replacement estimates to the board via email.

A list of current maintenance items and their status was distributed.

COMMITTEE REPORTS

POOL

The pool opens May 16th.

TREASURER'S REPORT

Ray announced that there are no delinquent condo fees. Two slip licensees have not responded to letters sent on April 4th.

Total expenses are currently \$3,000 over budget, because of the water and sewer bills.

The auditors will attend the May board meeting.

Turner Trippe will take over the responsibility for bike and dinghy rack collections.

OLD BUSINESS

The bulkhead replacement project was discussed. Rusty Bergen distributed Lerian Bradbury's proposal for replacement with rip rap. The board decided that time is needed for further study and Rusty suggested that Dan Lerian be invited to the May board meeting. Ray is looking into the details for payment and/or financing of the project. Further information will be posted to the web site.

It was noted that the proposal did not include a quote for repair to the access road.

Van Van Buskirk asked about dredging. That is a marina project and is not related to the bulkhead project.

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Nan Harrison
Secretary