

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, August 28, 2007

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Dennis Seymour, Vice President

Ray Turner, Treasurer

Rusty Bergen, Secretary

Randy Old, Member at Large

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Terry Lee, Regional Property Manager

OWNERS PRESENT:

Christine Alvey

Turner Trippe

James Morrow

Jean Morrow

Betty O'Brien

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

MINUTES:

Upon motion, the minutes of the June 26, 2007 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on **Tuesday, September 25, 2007 at 7:00 PM.**

MANAGEMENT REPORT

- ? Since the installation of the new laundry machines in the three apartment buildings, the income from the machines has doubled. As a result, the vendor will retroactively credit Dreams Landing based on three months revenue. This is pursuant to an agreement between the vendor and Brodie Management.
 - ? Brodie is addressing water leak damages to unit 1203.
 - ? The latest round of gutter and downspout cleaning is currently in progress.
 - ? The Board discussed the need for periodic dumpster cleaning/deodorization.
 - ? Brodie has received two bids for concrete repairs in the amounts of \$7200 and \$5200. The Board asked Brodie to research the identity of the contractor that performed the most recent concrete project.
 - ? Terry Lee reported on two meetings with structural engineer Victor Hare concerning the preparation of a request for proposals pertaining to the town house crawl spaces. Hare's suggestion is that the proposals should address testing the exterior walls for insulation, reestablishing R-19 insulation using new suspension ties, reestablishing the vapor barriers, ensuring the fire blocks are up to specifications, and making sure that the exhaust fans are in working order. The Board voted to accept the bid for preparation of the proposal, not to exceed the cost of \$7,500. Hare is also to prepare his bi-annual crawl space report which will include identification of crawl space violations attributable to unit owners. The report will be broken down on a unit by unit basis and will be available to all owners.
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OWNERS' ISSUES

Brickman will be addressing storm residue issues related to the recent severe thunderstorm. The need for adjustment of the grade around the 1007 sun porch was discussed.

Steel doors in apartment buildings need to be adjusted, repaired or replaced, which management was to look into.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

No report

FITNESS CLUB:

Ray Turner will look into the need for updated financial accounting as to the club account from Brodie.

GROUNDS:

No report.

LANDSCAPING/GROUNDS

No report.

MARINA COMMITTEE:

The marina has received the annual county tax bill in the amount of \$1705. The contractor involved with the repairs of the fire stand pipe has been paid in full but has agreed to pay a 50% rebate. Dennis Seymour reported that eight owners have turned in paperwork for slips in the potential new marina pier; five have paid the \$1000 deposit. One more deposit is needed to go forward in investigating the project. Very preliminary estimates are that, if dredging is involved, the per slip cost would be approximately \$23,400. Without any dredging, the per slip cost could approximate \$16,600.

PET COMMITTEE:

No report.

POOL:

No report.

SECURITY & PARKING:

No report.

SEWER:

No report.

TREASURER'S REPORT

Ray Turner reported that the small amount collections have been brought to date. Dreams Landing is essentially on budget. We are over on electric but under in administration, repairs and maintenance. The 2008 budgeting process is now underway.

OLD BUSINESS

None.

NEW BUSINESS

An owner inquired about the timing of exterior painting. It was discussed that a major painting project was done relatively recently and that usually repainting has been done on an area by area basis. The Board will look into this issue on its fall walk through inspection which is being scheduled in the coming month.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

/S/

Rusty Bergen, Secretary