

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, October 28, 2008

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Rusty Bergen, Vice President

Ray Turner, Treasurer

Turner Trippe, Member at Large

Nan Harrison, Secretary

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Heather Gummel, Property Manager

OWNERS PRESENT:

Jim and Jeanne Morrow

Betty O'Brien

Dennis Seymour

Christine Alvey

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

MINUTES:

Upon motion, the minutes of the September 30, 2008 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on **Tuesday, December 2, 2008 at 7:00 PM.**

MANAGEMENT REPORT

- ? The fall walk through list of items completed was presented.
- ? Fuller Construction completed the concrete work at the beginning of October.
- ? The county completed the paving of Dreams Landing Way.

- ? Insurance – The proposal from Schoenfeld Insurance is nearly \$3,000 lower than our current State Farm policy. There were questions about Marina coverage and no decision was made at this time.
 - ? Crawl space inspections in the 500 and 700 buildings revealed moisture and leaks which are being addressed by the owner of 503 and the need for a second layer of drywall in the party wall between 703 and 704 which was repaired by Corporate Services
 - ? Gutters will be cleaned by Corporate Services on Oct. 27, Nov. 14, and Dec. 5.
 - ? Banking -- Authorized: a CD for the Marina at Arundel Federal Savings Bank in the amount of \$3,753.84 for 13 months at an interest rate of 4.02%. The signers on the account will be Jonas Brodie, Ray Turner, Vicki Lathom and Rusty Bergen. Two signatures are required to release the funds.
 - ? American Pool submitted a contract for 2009 showing a substantial increase. We have solicited proposals from three other companies.
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OWNERS' ISSUES

Jeanne and Jim Morrow submitted a request to remove the willow oak tree next to their unit. Abbot Tree Service advised them that it was causing the retaining wall to lean and posed a potential threat to the foundation of their unit. They also submitted a proposal to re-landscape their front yard (at their expense). The board decided to have an engineer assess the state of the wall and foundation first. Heather will contact Victor Hare.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

No report.

FITNESS CLUB:

No report.

GROUNDS:

No report.

MARINA COMMITTEE:

Dennis reported that we are still waiting for plumbing, fire marshal and county inspections. He expects that it may be ready for occupancy in approximately three weeks, after the inspections are completed and slip assignments are made.

The Marina Committee submitted a budget for approval. Ray Turner moved to accept the budget; Turner Trippe seconded the motion and the motion carried.

Dennis announced that the water to the marina will be turned off by November 15th.

PET COMMITTEE:

No report.

POOL:

No report.

SECURITY & PARKING:

No report.

SEWER:

No report.

TREASURER'S REPORT

Ray Turner reported that expenses are running over budget but that the white coating and other pool items were paid for out of the operating budget and these funds will be replaced from the reserves which should even things out.

OLD BUSINESS

None.

NEW BUSINESS

Ray Turner moved to accept the new contract with Brodie. Nan Harrison seconded the motion and the motion carried.

The proposed budget for 2009 was presented. Ray Turner moved to approve the 2009 budget. Rusty Bergen seconded the motion and the motion carried.

The budget will be distributed to unit owners by the 15th of November.

Fire extinguisher maintenance has been done. Dennis Seymour suggested that additional extinguishers and cabinets be added to the 2nd floor hallways of the 300, 800 and 1200 buildings.

There will be a party on the deck on Saturday, November 1st.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:35 PM.

Respectfully submitted,

/S/

Nan Harrison, Secretary