

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, January 29, 2008

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Rusty Bergen, Vice President/Secretary

Ray Turner, Treasurer

Turner Trippe, Member at Large

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Heather Gummel, Property Manager

OWNERS PRESENT:

Christine Alvey

Robert Van Buskirk

Nancy Russell

Doug Henry

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

MINUTES:

Upon motion, the minutes of the November 27, 2007 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on Tuesday, February 26, 2008 at 7:00 PM.

MANAGEMENT REPORT

- ? Heather reported that Harvey Miller has completed the concrete work on the curb in front of the pool. The remaining concrete work will take place in early spring when the weather is more moderate.
- ? The Board reviewed bids to replace the arched stairway windows in 300, 800 and 1200. The bid of St. Claire Windows, an affiliate of Thompson Creek Window Company, was approved subject to submission of a photograph of the windows to assure that they are a match with the existing windows. The total contract price is \$5,996.00.
- ? Brodie is requesting quotes for the painting of the apartment unit doors.
- ? The Board and Brodie are working to finalize the details for leasing the newly constructed storage lockers in the basements of 300, 800 and 1200. It was agreed that Brodie will be responsible for the collection of rents in the same manner that the fitness club dues are handled. Deposits will not be required and the lease terms will be month to month with a 30 day termination notice.
- ? The inspection of the sewage collection system conducted by Television Inspection Equipment, Inc. detected a fault in a 10' section of a line behind the 700 building. Brodie is investigating whether this can be fixed by way of inserting a sleeve. If not, a dig will be necessary to make the repairs.

OWNERS' ISSUES

Robert Van Buskirk gave a computer generated presentation concerning the appearance of the various elements and structures of the county sewage pumping facility. His presentation illustrated how painting and landscaping might lessen the impact and improve the ascetics of the area. The Board and others in attendance found the presentation very useful. Vicki Lathom will follow up with the county representatives to explore the options.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

No report.

FITNESS CLUB:

No report.

GROUNDS:

No report.

MARINA COMMITTEE:

Permits applications for the proposed expansion of the marina were submitted on January 14, 2008.

PET COMMITTEE:

No report.

POOL:

No report.

SECURITY & PARKING:

Brodie is negotiating with a new towing company to see if they will provide and install new restricted parking signage in the private lots. The sign replacement is necessary because the previous towing company has gone out of business.

SEWER:

Ray Turner reported that we will wait another month before billing the surcharge required because the county sewage system is not yet operational. The hope is to make just one surcharge once the county system is operational, thus reducing overhead costs. However, if the delay in the start up of the county pumping system lasts longer than another month or so, an interim surcharge may be necessary to avoid cash flow issues.

Ray also confirmed that the one time hook up fee of \$3,000.00 per unit will be due to the county 45 days after the system is released for service.

TREASURER'S REPORT

Ray reported that we ended 2007 approximately \$4,500 over budget or 1.6%.

OLD BUSINESS

None.

NEW BUSINESS

As two prior Board members chose not to stand for reelection and because only one new candidate ran, a vacancy on the Board existed. Nan Harrison expressed a willingness to apply for the vacancy; however, she wished only to commit to a one year obligation. Based upon precedent, a motion was passed whereby Nan will assume Ray Turner's term which will expire at the end of this year. Ray has accepted a new three year term. Nan will assume the duties of Board Secretary.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:50 PM.

Respectfully submitted,

/S/

Rusty Bergen, Secretary