

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, May 29, 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

Robert Van Buskirk

Nancy Russell

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

MINUTES:

Upon motion, the minutes of the April 24, 2007 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on **Tuesday, June 26, 2007 at 7:00 PM.**

Note: There will be no Board meeting in July

MANAGEMENT REPORT

- ? Brodie and Dennis Seymour are attempting to determine if a balance is still owed relating to the removal from hazardous chemicals from the treatment plant storage area. Natalie will be assembling a chart to track the status of various ongoing maintenance issues.
 - ? Bids are being obtained for the replacement of the front stairway windows in 300, 800 and 1200.
 - ? The vendor is expediting the replacement of the washers and dryers in the apartment unit buildings.
 - ? Terry has studied Victor Hare's crawl space engineering report. He is interviewing contractors in order to get meaningful proposals to address the insulation issues.
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OWNERS' ISSUES

None raised.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

The Board voted to approve the pending remodeling requests of Robert Van Buskirk (Unit 503).

FITNESS CLUB:

No report.

GROUNDS:

No report.

MARINA COMMITTEE:

Dennis announced that six owners have expressed interest in pursuing the construction of additional slips in the marina. Two of those owners have prepaid the \$1000 deposit. For more information, please see the information under Marina on the Dreams Landing Web site.

PET COMMITTEE:

No report.

POOL:

No report.

SECURITY & PARKING:

Following on Dennis Seymour's report and proposal on additional outside lighting in five locations, Dennis recommended that the Board consider approval of a contractor bid totaling \$13,250. After discussion, the Board agreed to hold off on voting on the proposal pending additional input from those who would be most affected by the additional lighting. Vicki will be sending out more details as to the proposed location of each of the new lights. The June meeting will serve to hear feedback on the matter and a Board vote will follow.

SEWER:

Vicki advised that the county intends to repave all of the affected roadways and parking areas in the community once the sewer project is completed.

TREASURER'S REPORT

Stanley Gordon, CPA and Dawn Penrod, CPA of Gordon & Associates attended the meeting and presented a draft of the annual independent audit. They discussed the audit and various related issues. The completed audit should be submitted within a week or so.

Ray reported that we are slightly over budget but within normal tolerance. Electric is one item that is currently over budget and expected to be even more so when the rate increase takes place. It is expected that the

retirement of the sewage treatment plant will reduce the community electric usage.

OLD BUSINESS

Dennis announced that we have finally obtained the tool needed to operate the main water shut-off to the townhouse units. This will be kept in the Board meeting room for use in emergencies.

Terry reported that the inspection of the townhouse chases and that nine units need repair. Corporate Services is addressing this matter.

There was a general discussion concerning Dennis' proposal, raised at the April meeting, concerning construction and rental of additional storage units in the basements of the apartment buildings. It was proposed that there will be two size locker units, the larger being approximately 90"x100" and the smaller approximately 40"x50". It is contemplated that the larger units would rent for \$40 per month and the smaller for \$20 per month. There would be a deposit calculated at six months rent. Rental fees would be collected along with the monthly condo fees much in the same way as dues for the fitness club. The Board voted to go forward with the project; the first units will be constructed in the 1200 basement.

NEW BUSINESS

None.

ADJOURNMENT: Upon motion, the meeting was adjourned at 9:00 PM.

Respectfully submitted,

/S/

Rusty Bergen, Secretary