

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, November 29, 2005

Web site: [www.dreamslandingcondo.org](http://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:**

Dennis Sesplankis, Regional Property Manager

## **OWNERS PRESENT:**

Christine Alvey

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

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## **MINUTES:**

Upon motion, the minutes of the October 25, 2005 meeting were approved as submitted.

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**NEXT BOARD MEETING:** The next Board meeting will be the Annual Meeting held on Saturday, December 10, 2005 at 9:00 AM.

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## **MANAGEMENT REPORT**

Dennis Sesplankis addressed the following issues:

- ? Corporate Services and John Guthrie repaired the ceiling in 803 after the building roof was replaced.
  - ? Corporate Services has completed repairs to the waterfront bulkhead. They also cleaned all rain gutters and will do so again after most leaves have fallen.
  - ? The annual budget letter was mailed to all owners. Notice of the annual meeting was mailed.
  - ? The contractor who performed snow removal in 2005 has been engaged again for the coming season.
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### **OWNERS' ISSUES**

Vicki Lathom related that a townhouse unit owner, anticipating renovations that will temporarily disable her use of her washer/dryer, asked if she could access and use the coin operated laundry facilities in one of the apartment buildings. The Board acknowledged that the apartment building laundry facilities are common areas, as supported by historical precedent. Brodie was asked to provide the owner with the necessary access key.

Vicki also passed along an owner complaint concerning cars speeding in community parking lots. Everyone is asked to drive cautiously and carefully on our street and lots.

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### **COMMITTEE REPORTS**

#### **ARCHITECTURE COMMITTEE:**

The owners of 904 have requested that they be allowed to construct a wooden fence along the side of their rear yard adjacent to the parking area. After discussion, the Board approved the request upon condition that the fence is in kind and like materials as the existing fences, and that it be constructed and maintained at the owners' expense.

#### **FITNESS CLUB:**

One or more residents of the 1200 building have complained of noise coming from the club facilities. The complaints sited loud television use,

dog barking, doors slamming and off hour club use. The Board asks that all members using the club facilities respect the rights and privacy of the occupants of the building. The club committee will be distributing a flyer addressing this matter.

#### GROUNDS:

The Board has been made aware of trees leaning over the road at the entrance to Dreams Landing which need to be attended to. The trees are progressively leaning and the branches are impacted by trucks entering Dreams Landing Way. The property on which the trees exist belongs to a neighbor on Wilson Road. This neighbor has a long standing history of cooperating with Dreams Landing. Ray Turner has communicated with him about this situation and the neighbor is willing to deal with the trees.

#### MARINA COMMITTEE:

Dennis Seymour accomplished the task, previously done by outside contractors, of winterizing the water supply to the marina.

He advised the Board that there is one slip owner delinquent in both the annual license fee and the slip occupancy fee and related documentation. The Board instructed Brodie to issue an appropriate notice and to initiate collection procedures consistent with established protocol.

#### PET COMMITTEE:

No report.

#### POOL:

Ray reported that American Pools is to return to finalize the securing of the off season pool cover.

#### SECURITY/PARKING:

Dennis Seymour displayed one of the new permit parking/towing signs to be installed throughout the community parking lots. Brodie will arrange to have the signs installed at the locations recommended by Dennis and Rusty and approved by the Board.

Dennis recommended and the Board approved that the yellow 'no parking' and fire lane curb markings throughout the community be repainted.

Once the new parking violation signs and curb painting has been completed, a comprehensive parking rules reminder will be distributed. The

committee will be holding a meeting in the latter part of January to address remaining security issues. Anyone wishing to participate should express their interest to Dennis or Rusty.

**SEWER:**

Vicki advised that Anne Arundel County is about two months behind in their process. The county now expects Requests for Proposals to be issued in late January. She is in communication with county officials and will continue to communicate on progress of the project.

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**TREASURER'S REPORT**

Ray reported that to date we are essentially on budget, and that he projects that we will finish the year slightly under budget. As he has addressed consistently, the only budget items which have presented a consistent problem relate to the sewage treatment facility.

Proper notice having been issued and no comments in opposition having been received, the Board voted to adopt the 2006 proposed operating budget.

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**OLD BUSINESS**

Dennis Sesplankis reported that an inspection revealed that a cooking range installed in 502 is vented into the crawl space of the 500 building. The Board is concerned that this is a safety and building code issue and that it relates to complaints from an adjacent owner of smoke intrusion. Brodie will assist the Board in addressing this issue.

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**NEW BUSINESS**

The Board directed Brodie to obtain a bid from Corporate Services to paint and otherwise make repairs in the bike storage, owner storage and laundry rooms in 300, 800 and 1200.

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ADJOURNMENT: Upon motion, the meeting was adjourned at 8:05 PM.

Respectfully submitted,

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Rusty Bergen, Secretary