

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, December 2, 2008

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

## **BOARD MEMBERS PRESENT:**

Vicki Lathom, 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

Christine Alvey

Nancy Russell

Robert VanBuskirk

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**CALL TO ORDER:** The meeting was called to order at 7:05 PM.

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## **MINUTES:**

Upon motion, the minutes of the October 28, 2008 meeting were approved as submitted.

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**NEXT BOARD MEETING: The Annual Meeting will be held at 9:00 a.m. on Saturday, December 13, 2008. Dennis Seymour will have slip licenses for all 29 slip holders to sign at that time.**

## **BUDGET – 2009**

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Ray Turner presented the updated version of the 2009 Budget. The increase in condo fees (4.7%) is higher than the original estimate because of the recent increase in water and sewer (based on water usage) bills. We are now

on a new city water meter and the readings are 4.2 times higher than before. This could be caused by the meter itself, a seasonal spike, or the open fire hydrant that was necessary for the decommissioning of the old sewage treatment plant. Since there are multiple unknowns, Ray is watching this and the January billing may explain the increase. The budget increase is based on a “middle of the road” scenario. If the water usage remains high we may have to have a mid-year condo fee increase. If it settles back down, we could have a reduction.

Upon motion, the 2009 Budget was approved as submitted.

Monthly charges for marina slip licenses will begin in January. Slip holders will receive coupon books for payments. Dinghy and bike rack charges will be \$4 per month. Owners are urged to initiate direct payment for condo (and other monthly) fees. Contact Heather at Brodie to arrange.

## **MANAGEMENT REPORT**

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1. **INSURANCE** – The quote from Millers Mutual, which was considerably less than State Farm, did not include coverage for the marina and it was decided to remain with State Farm.
2. **GUTTERS** -- Corporate Services has performed two gutter cleanings. They have moved the 12/5 scheduled cleaning up to 12/1 & 12/2 due to the amount of leaves. Since there is still concern that Corporate Services is not cleaning the gutters on all buildings John has agreed to submit pictures of every building after the gutters are cleaned.
3. **POOL** -- American Pool has submitted an increase in the cost of the contract for 2009, and proposals have been solicited from three other companies.
4. **TREE AT 1300 BUILDING** -- On November 26<sup>th</sup> Victor Hare with Hare Engineering performed an inspection of the tree in front of unit 1304 to determine if the tree poses a structural threat to the unit or the retaining wall. Victor sent the first part of the report for the meeting tonight. He will send the drawings later this week. The findings are

that the tree does not currently pose a structural threat to the wall or the building.

5. CRAWL SPACES – Victor Hare’s inspection of the 500 & 700 building found the following items:

\* 502 -- unit owner had a contractor extend the dryer pipe out through the brick wall. Heather has pictures verifying the work.

\* 503 -- appeared to have had a water leak from a copper pipe that was recently repaired. The unit owner informed me that the damaged insulation has been repaired. John verified work is complete. Heather has pictures.

\* 701/702 party wall needed a second layer of drywall, and 703/704 party wall was missing some drywall. Corporate Services completed this work on 10/28. Heather has pictures.

6. A letter from the unit owners of 904 was received regarding the work that they had done to their basement. During heavy rains the basement was developing a wet spot in the middle of the carpet. The owners would like to be reimbursed for the costs associated with fixing the problem. This letter, which was previously emailed to the Board, was discussed.

Heather noted that archived records from years prior to 2006 have been boxed and are stored at Brodie’s office. Accessibility to Dreams Landing records will be discussed further.

Heather will check on the number of fire extinguishers in the stairwells of the three apartment buildings.

After discussion on the number of times the fitness room is cleaned (once each week) and the leaves which either blow in under the door or are tracked in from the entrance, Turner asked for a list of everything that Corporate Services does on a regular basis.

## **COMMITTEE REPORTS**

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None.

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## **TREASURER'S REPORT**

There was no report other than the increase in the condo fees which was covered during the budget discussion.

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## **NEW BUSINESS**

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There was discussion of increasing security lighting in front of the 500 building. Heather will investigate adding a motion-sensor light, possible using the existing light pole for the flag.

## **OLD BUSINESS**

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The pine tree at the corner of the 500 building parking area is within the critical area. Since it cannot be trimmed effectively, the tree stays.

Next regular board meeting will be at 7:00 p.m. on January 28, 2009.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:40 PM.

Respectfully submitted,

/S/

Nan Harrison, Secretary