

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, January 30, 2007

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:**

Troy Painter, Regional Property Manager

## **OWNERS PRESENT:**

James Morrow

Jean Morrow

Christine Alvey

Nancy Russell

Turner Trippe

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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 November 28, 2006 meeting were approved as submitted.

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**NEXT BOARD MEETING:** The next Board meeting will be held on Tuesday, February 27, 2007 at 7:00 PM.

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## **MANAGEMENT REPORT**

Troy Painter was introduced to all in attendance. Troy is the new Regional Property Manager from Brodie Management assigned to work with Dreams Landing. Troy replaces Dennis Sesplankis who has left Brodie to pursue other opportunities. He reported the following maintenance items:

- ? Corporate Services investigated owners' complaints of water leaks in 202 and 606. Repairs were made and the situations will be monitored during subsequent rain occasions to see if the problems have been resolved.
- ? A gate post cap was replaced at 1004.
- ? The back gate at 204 was adjusted.
- ? Containers of road salt have been placed near the dumpster by building 900 for use when ice/snow occurs.

The Board engaged in a discussion about concerns over the supervision and completion of a number of maintenance projects assigned by Brodie to Corporate Services. In particular, members expressed concerns that the corrective measures to address problems with crawl space insulation have not been completed. These repairs were supposed to have taken place after defects were noted during the bi-annual crawl space engineering inspection completed last year. The repairs were to have included re-hanging fallen insulation and replacing that which was missing.

Based on this discussion, the Board asked Troy to have Brodie arrange for a licensed home inspector to inspect all crawl spaces and report on the condition of both the insulation and the fire doors. The Board will consider any further action based on the results of that inspection.

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## **OWNERS' ISSUES**

Jim Morrow raised the issue of whether motion detection activated lights might improve security in the area of the pool house deck. This led to a more general discussion of outside security/lighting issues throughout the community. It was noted that where some residents want more light, others complain and want less. The Board has looked into additional lighting in various locations in the past, but concluded that the associated costs were prohibitive. Dennis Seymour agreed to conduct a lighting security survey

and to give his recommendations as to what if any lighting projects should be undertaken.

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## **COMMITTEE REPORTS**

### **ARCHITECTURE COMMITTEE:**

Randy Old reported that he has obtained a supply of approved light fixtures for both the front and rear entrances of townhouse units. He also discussed the work that he and Samara Ewing are doing to identify a source of replacement storm doors.

### **FITNESS CLUB:**

No report.

### **GROUNDS:**

No report.

### **MARINA COMMITTEE:**

Dennis Seymour and Troy discussed that we have still not received an invoice from the contractor who performed repairs to the fire standpipe system.

### **PET COMMITTEE:**

No report.

### **POOL:**

No report.

### **SECURITY & PARKING:**

No report.

### **SEWER:**

No report beyond that provided in Vicki's informational e-mails distributed to the community.

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## **TREASURER'S REPORT**

Ray Turner reported that although we were over budget on certain items such as landscaping, the community ended 2006 essentially on budget. He also discussed some current unit account delinquencies. Brodie has been advised to follow the standard collection procedures. The annual audit is to commence soon.

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## **OLD BUSINESS**

Dennis noted that repairs to the rear rain gutter at 701 are still needed. Also, Brodie needs to determine why water is still running down the front exterior at 603 and 606.

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## **NEW BUSINESS**

None.

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**ADJOURNMENT:** Upon motion, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

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Rusty Bergen, Secretary