

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, September 30, 2008

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Rusty Bergen, Vice President

Ray Turner, Treasurer

Turner Trippe, Member at Large

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Heather Gummel, Property Manager

OWNERS PRESENT:

Dennis Seymour

Christine Alvey

Robert Van Buskirk

Pat Henry

Doug Henry

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

MINUTES:

Upon motion, the minutes of the August 26, 2008 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on **Tuesday, October 28, 2008 at 7:00 PM.**

MANAGEMENT REPORT

- ? Heather reported that Fuller Construction has been approved by the Board to complete various concrete work throughout the community.
 - ? The condominium insurance master policy expires at the end of the year. The current policy is written by State Farm. Brodie has solicited a proposal from Shoenfeld Insurance Associates so that the Board may compare coverage and cost. The premium for the State Farm policy is \$13,035 for 2008. The Schoenfeld proposal for 2009 is \$10,490.
 - ? Heather presented to the Board a draft of the 2009 budget.
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OWNERS' ISSUES

Doug Henry noted that the large pine tree adjacent to the 500 building drips sap onto the parking lot, effectively reducing the number of viable parking spaces in the lot. He suggested that the Board consider either trimming the tree or removing it altogether.

Christine Alvey inquired about the strip of land in front of the 100 building which is owned by the adjacent neighbor. Ray Turner agreed to help look into the issue.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

No report.

FITNESS CLUB:

No report.

GROUNDS:

No report.

MARINA COMMITTEE:

Dennis Seymour explained that although the new pier construction has been completed, the final county inspection has not yet taken place. We are waiting for a variance from the Fire Marshall allowing us to forego the painting of the UV standpipe.

Dennis and the Board discussed the concept of applying for the marina dredging permits in conjunction with application for the riverfront bulkhead replacement. It was noted that the bulkhead is a community responsibility, not the marina's. Dennis explained that under current regulation, the bulkhead could only be replaced 'in kind' (that is, as it presently exists) if it is found to be 85% intact. Otherwise the state could require that the waterfront be protected by other means such as rip rap or other means of shore line protection. The Board voted to go forward with application for both the dredging and bulkhead permits; the \$3000 fee will be split equally between Dreams Landing Condominium and Dreams Landing Marina.

PET COMMITTEE:

No report.

POOL:

No report.

SECURITY & PARKING:

No report.

SEWER:

No report.

TREASURER'S REPORT

Ray reported that we are close to being on budget with about a \$10,000 overage. He expects that to roughly even out by the end of the year.

As to the budget process for 2009, the proposed budget must be mailed out to the community by November 15th. The November 25 Board meeting will also serve as a hearing on that proposal. A final Board vote on the budget will take place on or before the December 13 Annual Meeting.

Ray also pointed out that owners are encouraged to sign up for direct debit from checking accounts for payment of condo fees. This will also cover annual marina slip license fees (but not slip occupancy fees), bike storage and dinghy rack fees. Brodie can supply owners with the necessary forms, and they will also be available on the Dreams Landing Web site.

OLD BUSINESS

None.

NEW BUSINESS

Vicki and Nan are attempting to plan a community party in the pool house and deck. This will likely be scheduled toward the end of October.

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

Respectfully submitted,

/S/

Rusty Bergen, acting Secretary