

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, January 31, 2006

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

## **MANAGEMENT COMPANY REPRESENTATIVES PRESENT:**

Dennis Sesplankis, Regional Property Manager

## **OWNERS PRESENT:**

Betty O'Brien

James Morrow

Jean Morrow

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 November 29, 2005 meeting were approved as submitted.

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**NEXT BOARD MEETING:** The next Board meeting will be held on **Tuesday, February 28, 2006 at 7:00 PM.**

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## **MANAGEMENT REPORT**

Dennis Sesplankis addressed the following issues:

- ? Insurance – Brodie obtained quotes for the condominium master policy from two sources in addition to the incumbent, State Farm. The Board compared the nature and amounts of coverage offered by each as well as the premium costs. The Board concluded that the renewal proposal submitted by State Farm and its agent, Steve Rose, was as good as or better than the other two proposals. Thus, it was agreed that the policy would be renewed, and that the liability umbrella limit would be increased from two million to five million dollars. The new annual premium will be \$12,892 (an increase of approximately 30% over 2005).
  - ? John Guthrie of Corporate Services cleaned the townhouse rain gutters a second time, and also removed discarded Christmas trees from the community.
  - ? Bi-Annual Crawl Space Inspection – Dennis distributed a report prepared by Victor Hare, the engineer who performed the inspection. The Board discussed in detail several issues contained in the report, and plans were made to follow up on these matters. The Board agreed that the issue of improving the insulation beneath buildings with crawl spaces needs to be addressed. Brodie will obtain suggestions and proposals in that regard. Owners present commented that this was a general concern.
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## **OWNERS' ISSUES**

The Board approved an owner's request to replace the deck at the rear of 403. It was noted that this is an original deck, not a subsequent improvement. Thus, it is a condominium obligation. Brodie was instructed to look into making the replacement using synthetic materials now available because, unlike treated lumber, these materials last indefinitely.

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## **COMMITTEE REPORTS**

**ARCHITECTURE COMMITTEE:**

No report.

**FITNESS CLUB:**

No report.

**GROUNDS:**

Vicki Latham has been working with Lou Swart on matters concerning the grounds. They have planned a committee meeting in March. This study will focus on, among other issues, problems with turf and grass growth.

**MARINA COMMITTEE:**

Dennis Seymour submitted a proposed marina budget for 2006, a copy of which is attached to these minutes. The proposed budget contains no increase in fees. Any slip license holder who has questions or concerns about the budget should contact Dennis. The Board will vote on the proposed budget in the February meeting.

**PET COMMITTEE:**

No report.

**POOL:**

No report.

**SECURITY/PARKING:**

Dennis Seymour and Rusty Bergen reported that a community notice will be distributed reminding residents of the parking lot regulations. Included will be sample guest parking passes.

**SEWER:**

Vicki advised that the county will be posting one or more signs required for permits relating to the public sewer project. A deed of easement necessary for the project has been signed and returned to the county.

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**TREASURER'S REPORT**

Ray reported that the community ended 2005 approximately 3% or \$8,000 over budget. The overage is attributed primarily to sewage treatment and collection system issues. Some landscaping expenses currently charged to

the operating budget may be charged to reserves which will diminish the budget overrun.

The Board approved the engagement of Sam Gordon, CPA to conduct the annual audit.

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**OLD BUSINESS**

None

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**NEW BUSINESS**

None

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ADJOURNMENT: Upon motion, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

/s/

Rusty Bergen, Secretary