

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, MARCH 31, 2009

MINUTES

BOARD MEMBERS PRESENT:

Rusty Bergen, President  
Vicki Lathom, Vice President  
Ray Turner, Treasurer  
Turner Trippe, At-Large  
Nan Harrison, Secretary

OWNERS PRESENT:

Christine Alvey  
Pam and Jerry Greeff  
Shannon and Dan Hexter  
Nancy Russell  
Van Van Buskirk

MANAGEMENT COMPANY REPRESENTATIVE:

Heather Gummel

The meeting was called to order at 7:00 p.m. Upon motion, the minutes of February 24, 2009, were approved as written.

OWNERS' ISSUES

Upon motion, permission was given to the owners of unit 502 to install a boat lift in their slip (#22).

The owners of unit 502 submitted a plan for new concrete pavers to be installed on their patio, in connection with the new hot tub (previously approved). The plan will be re-submitted once the issues of the sewer clean-out access pipe and drainage are addressed.

The owners of unit 604 submitted plans for interior renovation of their unit. Permits have been applied for ensuring that county electrical and structural inspections will be done. Upon motion, the plans were approved.

## MANAGEMENT COMPANY REPORT

Heather will obtain a third bid for the power-washing and painting of the former sewage treatment plant.

Upon motion, it was decided to paint the building the same green used on other Dreams Landing buildings.

Heather reported that she will obtain estimates for the pointing and painting to be done to the retaining wall in the pool area and the pool house wall.

Cleaning duties of the lifeguards were discussed, along with Corporate Services and what their responsibilities are in regard to the pool house. Turner and Ray will investigate renegotiating the contract with Corporate Services.

Heather reported that she still does not have a complete set of emergency contact sheets for owners. Vicki will resend the form.

Sewer maintenance: in 2007, the mains were jetted and both the mains and laterals were jetted in 2008. For 2009, and to follow the pattern, the mains will be jetted and inspection by camera will only be done if there is a blockage.

## COMMITTEE REPORTS

### LANDSCAPING

Vicki reported that she did a walk-through with Lou Swart and Brickman's arborist to identify trees that need attention.

Upon motion, it was agreed to spend up to \$2,000 from reserves to remove the dead maple and its stump next to unit 1301.

Pruning of the pines behind the 800 building (\$336) can be paid for out of the Landscaping Budget.

Upon motion, it was agreed to spend up to \$1,100 from reserves to remove the dead maple and its stump in the lower courtyard.

## MARINA

Rusty reported (for Dennis) that Van has disposed of the abandoned crab pots found in the marina. The dock water has been turned on. There are still six new slip licenses that have not been signed. The slip occupancy fees are due on April 1<sup>st</sup> and should be paid directly to Dennis. There are also three slip holders who are three months delinquent on their monthly installments of the annual slip license fee. Ray noted that slip license holders who do not pay assessments in a timely manner face the prospect of having their slip licenses revoked.

## BULKHEAD

Discussions continue on the bulkhead project. We are in the process of having preliminary sketches and estimates submitted for both a replacement of the current bulkhead as it is now and also for replacement with rip rap. Rip rap will be less expensive, more environmentally friendly and can be completed in less time. Either way, the project is going to be expensive and options are still being investigated. C.D. Meekins & Associates, engineers and surveyors who prepared the revetment and dredging plan, will be asked for their opinion on the two different styles of replacement. Owners will be made aware of the details once all information is available.

## NEW BUSINESS

Four unit owners submitted a proposal to convert the former sewage treatment plant into a workshop area, to be paid for and maintained by a membership (in much the same manner as the fitness club).

This is the only written proposal received and in fairness to all a decision cannot be made until the community is given the opportunity to submit other proposals. It should also be noted that there are permits and variances involved with changing the use of a building.

There being no further business, the meeting was adjourned at 9:10 p.m.

Respectfully submitted,  
Nan Harrison  
Secretary