

DREAMS LANDING CONDOMINIUM MEETING OF THE BOARD OF DIRECTORS  
Monday, January 25, 2016

BOARD MEMBERS PRESENT:

Bernadette Benik, President  
Rusty Bergen, Vice President  
Nan Harrison, Secretary  
Robert VanBuskirk, At-Large

OWNERS PRESENT: Christine Alvey, Leslie Ensor, Madeleine Rivers.

MANAGEMENT COMPANY REPRESENTATIVE: Bill Dillon

Bernadette called the meeting to order at 6:30 p.m.

OWNERS' ISSUES -- None

COMMITTEE REPORTS

ARCHITECTURAL: A request was submitted to enlarge the sun porch and back yard of one unit. The committee did not recommend approval and sent the request to the board for a decision. The increase in the unit's area would come from a common area and that would change the percentage of ownership for all units. The board cannot vote to allow reduction in the size of common area and the request was denied.

GROUNDS: Van reported that dormant pruning is delayed because of the snow. Unit 601 owners will be asked to trim the crepe myrtles on the side of their unit by March 1. Brickman has been awarded the snow removal contract. Mulch and river stone will be installed behind the 100 and 200 buildings at a cost of \$1400. Brickman submitted proposals for three winter tree projects. Two are being considered.

Brickman submitted a proposal to bundle their services to include some that in the past have been performed by different contractors. The estimated total savings would be \$4,657 per year, based on actual 2013-2014 expenditures. The board asked Bill to negotiate with them to try to increase the gutter cleaning from 4 to 5 or 6 times per year at the same price. When that is done the board will vote via email on acceptance of the bundled proposal.

Brickman's Porter Services were discussed. This would involve weekly pick-up of tree branches at an additional cost of \$3000 per year.

MARINA: No Report

PETS: No report.

SECURITY/PARKING: No report.

FITNESS ROOM: No report.

TREASURER'S REPORT: from Mike Myers

November 2015

Cash \$202324

Over Budget Items

Snow Removal	\$8781	Pool	\$5892
General Maintenance	\$10921	Gutter Cleaning	\$4667
Plumbing	\$9984		

Our annual insurance bill has gone up a lot. We have had 2 recent large losses, and this drove up the price. I got a competing quote and they would not even give us a price on current terms, they wanted to double our deductible and raise the price. We will stay with the current agent and carrier.

Our new CPA will begin work after tax season.

At our Feb. meeting, we should have internal year end numbers.

MANAGEMENT COMPANY REPORT:

BELOW ARE THE ITEMS CURRENTLY IN PROGRESS FOR THE DREAMS LANDING COMMUNITY.

- CRAWL SPACES:

- Quotes received for door replacement
  - JMJ
    - New wood doors with 4" lift to stop air and water from entering the space -\$2,800 for 4 buildings, (400, 700, 1100, 1300) – This is the recommended solution as the crawl spaces do not need to be air tight.
    - Install new PVC or Aluminum hatches for \$1,400 plus cost of hatches.
  - Cunningham Contracting
    - Install Steel Roof Hatch - \$2,479 per door. (\$9,916 for 4 buildings)

**Bill will obtain a bid from North Arundel. Routine cleaning of vent wells will be done by Brickman.**

- POOL: "INFORMATION ONLY" Back yard Billy's 410-827-4500 [backyardbill@gmail.com](mailto:backyardbill@gmail.com). The pool furniture will be replaced for the 2016 pool season. Previous bids located, additional bids will be gathered for review.

**Bill will update the bids from last year.**

- 704 Dreams Landing Way: "INFORMATION ONLY" An inspection report was sent to management by Kim OConnor-Cadicamo with Century 21. The report outlined deficiencies that needed correcting. Please see attached email correspondence. No additional information has been received from the agent or the owners, Mr. & Mrs. Bentley.

**Work will be done by Serv-Pro.**

- 1104 Dreams Landing Way: Insulation bids received, both T&M for actual charges:
  - Mainline Construction – Estimated expense of \$8,400
  - North Arundel Contracting – Estimate expense of \$6,500-\$7,500 depending on Hygienist fees if needed.
- Retaining wall behind 600 building:
  - North Arundel Contracting - \$10,972.72 – Still researching discrepancy in estimate.
  - JMJ - \$25,800
  - Mainline Construction - \$27,000
  - Cunningham Contracting - \$32,325
- Roof Replacement :
  - S&K Roofing - \$98,445 - \$118,857+, depending on shingle/edge vent/attic fan options
  - JMJ - \$118,800 – Base price includes 300 building
  - Mainline Construction - \$132,000 – includes edge vents

**After discussion the board decided to have an independent engineer (Vannoy) determine the scope of work to be done so that bids will be for the same work. Will also ask Vannoy to determine just how much life is left in the roofs and gutters.**

- AMERISTRUCT-HARE ENGINEERING: Management contacted Victor Hare for information in regards to the sewer inspection which was conducted in May 2015. Report located and available for distribution. The following recommendations were made in the report:
  - R1 - Repairs in MH6 to correct brick damage. No estimated expense given.

- R2 - Entire system should have roots cleared out and lines cleaned every three years. No estimated expense provided. The alternative repairs would be approximately \$25,000.
- R3 – Problem areas between MH1 and MH2 and between MH3 and MH4 should have roots cleared and lines cleaned annually. No estimated expense provided. The alternative repairs would be approximately \$35,000.
- R4 – MH1 – install proper drop pipe to prevent corrosion of steel steps and brick. No estimated cost provided.
- Dock Step Replacement: First estimate received from JMJ for \$11,800. I'm reaching out to other vendors for additional bids and will provide a materials estimate list for comparison to evaluate cost savings of wood shop members completing the work for wood shop membership credit.
- Marina bulkhead repairs have not been requested at this time.
- Repairs to gym wall have not been sent for bid at this time.
- Solar light on flagpole. Steve Shoemaker installed the light. He was on site to repair tiles in 1200 building but was not able to troubleshoot the light on that visit due to the storm coming in.
- REPLACEMENT WATER VALVE PROJECT: \*\*No update at this time\*\* Proposal from Tim at Heidler Plumbing was received for the Boards review. The scope of work has been bid out to the following contractors requesting an onsite visit and walk thru on Friday, October 30<sup>th</sup>. I am awaiting their response and availability. These contractors were called;
  - Heidler Plumbing
  - Calvert Mechanical
  - Rommel Cranston
- WATER TANK REPLACEMENT: \*\*No update at this time\*\* Proposal from Heidler Plumbing was received for the Boards review and approval, 1200 Dreams Landing Way. Per Heidler Plumbing the tank is leaking and new parts may not be sufficient due to the age of the tank.
  - Heidler Plumbing, Total Bid =\$6,597
- Maintenance: Will be provided
- Violation Report: Will be provided
- Call Log: Will be provided

OLD BUSINESS: None

NEW BUSINESS: None

There being no further business, the meeting was adjourned at 7:50 P.M.

Respectfully submitted by Nan Harrison, Secretary

The next board meeting will be held on **Thursday, February 25th, at 6:30 P.M.**