

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, March 24, 2016

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Eva Gholson, Madeleine Rivers, Dennis Seymour, Beth Shoults, Janie Welch.

MANAGEMENT COMPANY REPRESENTATIVE: Bill Dillon

Bernadette called the meeting to order at 6:30 p.m. The minutes of the February meeting were approved as written.

OWNERS' ISSUES

1104 -- Crawl Space – please see management company report below.

704 -- Crawl Space insulation and trees at 601 blocking the view of the river. A letter was sent to owners at 601.

503 -- Van asked for minutes regarding 601 crepe myrtles. The board agreed last month that the trees need to be trimmed since owners are not to plant anything that will block another owner's view. Another letter will be sent informing them of the date that the trees will be pruned and they will be billed for the work.

803 -- Noise from construction/renovation of unit below, unleashed dogs, bushes in front of 800 building trimmed too low (dormant pruning was done and the bushes should fill out soon), cracked tile in stairwell (Brodie will look at this).

103 -- Asked what storm doors are approved (Nan will send her the information).

COMMITTEE REPORTS

ARCHITECTURAL: no report

GROUNDS: Van reported that Brickman has done the mulching of common areas. Some dormant pruning has been done and there is more left to do. Trees have been tagged.

MARINA: Dennis reported that the dock water will be turned on this weekend. Two boat lifts have been sold or transferred. Annual occupancy fees and paperwork are due April 1.

POOL: Rusty reported that the water has been turned on. There is a small plumbing issue to be repaired and the pool cover was damaged by snow.

PETS: Sam Ewing is addressing the issue of dog waste.

SECURITY/PARKING: No report.

FITNESS ROOM: No report.

TREASURER'S REPORT: from Mike Myers

**2015 Year End Summary**

Reserves	207,055
Revenue	333,023
Assess.	316,995
Other	12,971
Expenses	358,339
Deficit	(28,372)
Includes 82,162 to Reserves	

Budget Overage

Snow Removal	7,031
General Maint.	12,309
Plumb. Repair	9,864
Pool Repair	5,892
Gutter Cleaning	3,617
Roof Repair	1,955

**As of February 29, 2016**

Reserves	207,057
Revenue	54,207
Expenses	69,770
To Reserves	13,256

Budget Overage

Snow Removal	12,454
Acct.	2,400

The auditor was late completing the 2014 audit and we received a \$300 discount. The new auditors will begin working on the 2015 audit after April 15<sup>th</sup> and submit it to us in June.

**MANAGEMENT COMPANY REPORT:**

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

- **CRAWL SPACES:** 1104 – Bids were evaluated to make a more accurate comparison of scope of work, but there is still disagreement about an item designated “as needed” in the Engineering Report for joists to be sistered “as needed”. My recommendation would be to move forward with Cunningham Contracting and removing this item as 2 of 3 bids do not believe this is required at this time. Cunningham wants to evaluate more closely when existing insulation is removed, but would only replace what is clearly needed, if any.

***Vannoy (engineering) will check the joists and put a temporary cover over the opening.***

- **POOL FURNITURE:** Comparison grid attached for review.  
***While the board realizes that this will be an unpopular decision, replacement of the pool furniture will be put on hold for another year. The reserve account has been diminished by the concrete work, the painting of the buildings and other high-ticket projects. We are also facing necessary work on sewer pipes. The board feels that it would be irresponsible to spend the money to replace the furniture at this time. The furniture will be cleaned again this year.***

- **Roof Replacement :** Current cost of roof report is \$10k for a full bid package that would include RFP. I have also contacted Rick Wagner, the roof consultant who has handled most of Brodie’s roof projects for the past several years to get pricing

and scope of work. Rick Wagner was asked to consult with Vannoy but has not signed any agreement, so he can still consult directly with us. I have provided him with initial information to begin his proposal.

- **Dock Step Replacement:** First estimate received from JMJ for \$11,800. Cunningham and NAC are also submitting bids, but are somewhat back logged at this time. The goal was to get a better price for slow season work, but both Cunningham and NAC are busy with winter emergency repairs and roofing repairs at this time.

***Another bid is needed. Upon motion the board agreed to accept JMJ's bid if the incoming bid is higher.***

- **Marina bulkhead:** Dan Larian came out after I tried to reschedule to include Rusty in the meeting. He is providing some recommended next steps for review. I am also seeking recommendations and bids from:
  - Big Island Ventures – Chester, MD
  - Chesapeake Marine Construction – Annapolis, MD
  - The Dock Guy – Baltimore, MD

- **Solar light on flagpole.** Working with supplier to get a replacement light as it is under warranty.

***Bill will look for the solar lights for the stairs at the 1300 building. They were purchased but not installed.***

- **Parking Lot Light Repairs:** Working to isolate the problem, photo cell has been bypassed at this time to continue troubleshooting issue. Breaker seems to trip only in wet weather. We will monitor as Friday has rain forecasted.

***Calvert Mechanical will send a summary of open items including code corrections.***

OLD BUSINESS: None

NEW BUSINESS: The fence post between 701 and 702 needs to be repaired.

ANNOUNCEMENTS: Turner Trippe has sold his unit and will be leaving. Janie Welch, the new owner of 704, has volunteered to take over management of the Dinghy Rack from Turner. Dennis will have a sign installed on the rack to let residents know that they should call Brodie to reserve a space. Bill has a new assistant at Brodie, Ashley Burlock. Bernadette will take over management of the storage lockers.

The board will do the spring walk-through immediately before the board meeting on Thursday, April 28<sup>th</sup>.

There being no further business, the meeting was adjourned at 8:05 P.M.

Respectfully submitted by Nan Harrison, Secretary

The next board meeting will be held on **Thursday, April 28<sup>th</sup>, at 6:30 P.M.**