

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday, April 28, 2016

BOARD MEMBERS PRESENT:

Bernadette Benik, President
Rusty Bergen, Vice President
Mike Myer, Treasurer
Nan Harrison, Secretary

OWNERS PRESENT: Christine Alvey, Beth Shoults, Janie Welch.

MANAGEMENT COMPANY REPRESENTATIVE: Bill Dillon

Bernadette called the meeting to order at 6:30 p.m. The minutes of the March meeting were approved 3 to 1 with the following addition:

On March 24 a few hours before the Dreams Landing BOD meeting Anthony McClees the Brickman Account Manager, Bill Dillon the Brodie Management Account Manager and Robert Van Buskirk "Van" our BOD member were verbally assaulted and abused by Doug and Pat Henry of 601 Dreams Landing Way. These men were conducting community business as they do each month before our BOD meetings. The Henry's were both aggressively taking exception to the written requests from the BOD that they trim their back trees and side bushes so that views of the water would not be impeded for other neighbors.

Since this behavior has occurred previously concerning similar matters these three men have requested approval by the BOD to have no further verbal contact with the Henry's, which was approved. Any future demands by the Henry's must be in writing to the BOD.

TRASURER'S REPORT

As of 3/31/2016

Reserves	\$207,060
Over Budget	23,871
Snow	14,936
Grounds	2,786
Pool	2,020
Moved to Reserves Y-T-D	19,884

OWNERS' ISSUES

Beth Shoults asked to see our contract with Brodie Management. She is concerned about their record-keeping because she has been asking about storm door specifications since October. She also asked for an explanation of the overages noted in the Treasurer's Report. Mike explained that snow removal was over budget because the December 2015 invoice was not posted until 2016. The pool annual contract is divided into several payments but will even out by the end of the calendar year.

Janie Welch noted that the crepe myrtles at 601 had been pruned but asked about other trees. Bernadette answered that today's spring walk-through was postponed because of rain. It will be rescheduled and other trees that need to be trimmed will be noted at that time.

The owners of unit 1007 have had complaints from their tenant about the excessive barking of two dogs in unit 1006. This was referred to the Pet Committee and the owners of 1006 were notified. They will speak with their tenants about the noise.

An email was received from Madeleine Rivers in 1104. She asked if more estimates were due for the repairs to her crawl space. After receiving the report from the engineer the contractors were asked to resubmit their estimates to reflect that all joists need to be sistered. She asked if the expense for additional insulation (spray foam) is a condo responsibility or is it hers. It is the owner's responsibility. She also asked about the replacement covers for crawl space access. Bids for this work will be available in time for the May board meeting.

COMMITTEE REPORTS

GROUNDS: The spring walk-through will be rescheduled.

MARINA: Six checks for slip occupancy were turned over to Brodie for deposit. The new signs for the dinghy rack have been installed. The water has been turned on. There were a few minor leaks and Dennis will repair them.

DNR has had our marina under surveillance for an issue with a slip holder. They are aware that crab pots on our dock exceed the legal limit (2). The marina committee will consider ways to comply with the regulations. String and crab net methods are not involved.

POOL: The hot water heater for the restrooms has been replaced. American Pool repaired the leak in the water fountain. A plumbing patch in the men's room will be repaired. New pediatric-sized paddles will be ordered for the AED so that it will pass inspection. Opening day for the pool is to be determined.

Rusty reminded boaters their cars should be in the pool lot for loading and unloading only. Before leaving the dock your car should be returned to its usual parking area.

PETS: No report.

SECURITY/PARKING: No report.

ARCHITECTURAL: No report.

FITNESS ROOM: No report.

MANAGEMENT COMPANY REPORT:

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

- **CRAWL SPACES:** 1104 – Ryan Smith visited the site and has found all joists need to be sistered. We are gathering updated bids for comparison and will email for approval as soon as they are received in the office.
- **Roof Replacement :** ****Board Approval Required**** Proposal for Rick Wagner presented for review. Represents an estimated savings of \$3-5k over Vannoy. Rick was going to be consulting with Vannoy but will be working directly with us as he does on several other Brodie Management projects.

This has been tabled until the May board meeting. Rick Wagner will be invited to attend.

- **General Repairs:** ****Board Approval Required**** Bids collected for repairs to 1001 Dreams Landing from Ice Dam. Cunningham Contracting is the low bid and has worked in the community with great results in the past.

Approved.

- **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.

- **Marina bulkhead:** I met with Big Island Ventures to review the current condition of the bulkhead. He said everything looked good to him and he would only recommend some minor landscape changes to help address the gap between the hillside and the boardwalk area.

Bill will obtain bids.

- **Solar light on flagpole.** Fixture has been returned to manufacturer for repair/replacement at no cost.

Bill is still searching for the solar lights for the front stairs at the 1300 building.

- **Parking Lot Light Repairs:** Bids received to complete repairs to circuit behind 1200 building. Additional zones have been identified as potential problems of the same nature.
- **Stairs to Dock:** Cunningham Contracting came in a few hundred lower and has been awarded the bid. Project to begin in the next few days and will be completed within a few days once started.
- **PCM Services:** In order to have better response time for small handyman projects, PCM Services is being added to our short list of service providers. They will also be bidding on some larger projects in the future. Brodie Management has worked with them in the past with good results and looks forward to having another option for competitive bids as well as a quick response partner for small projects. Current small projects include fence and gate repairs, tile replacement/repair/caulking, etc. They will also be reviewing a couple of larger projects that include the electric repairs and shut off valves for each building.
- **Termite Inspection:** Scheduled for May 9th.

Nan will send an email announcement to the homeowners/tenants. Christine Alvey noted that she felt the inspection of basements may not be thorough enough. Bill will speak with Economy Pest Control about this.

OLD BUSINESS: None

NEW BUSINESS: None

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, May 26th, at 6:30 P.M.**