

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, October 27, 2016

BOARD MEMBERS PRESENT:

Rusty Bergen, President  
Nan Harrison, Secretary  
Robert Van Buskirk, At-Large (by phone)

OWNERS PRESENT: Christine Alvey, Ron Seligmann, Ray Turner.

MANAGEMENT COMPANY REPRESENTATIVE: Bill Dillon

Rusty called the meeting to order at 6:30 p.m. The minutes of the September 29th meeting were approved as written.

OWNERS' ISSUES

Ray asked about the street light in front of the 600 building. The electricians are not finished but should be out tomorrow to finish running the new wiring.

TREASURER'S REPORT

As of 9/30/2016

Reserves	226800
Revenue	243635
Deficit	51369

Over Budget

Collection System	4560
Snow Removal	14936
Grounds	2786
Tree Maint.	5171
General Maint.	3183
Repair Elect.	12059
Insurance	11462

Transferred to Reserves	6628
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COMMITTEE REPORTS

GROUNDS: Van asked about the tree behind 103. Bill reported that it is scheduled to be pruned tomorrow but noted that it may not be worth saving. New mulch at the 200 building will have to wait until after that roof is replaced. Gutters have been cleaned once and there are two more cleanings to be done once more leaves are down. There are also two more leaf pick-ups to be done later in the season.

ARCHITECTURAL: Beth Shoults' storm door was approved. Rusty will give the paperwork to Brodie for unit 103's file.

POOL: Rusty reported that the anchors for the winter cover need to be repaired. Next spring we will decide whether to repair the anchor or replace the whole cover.

PETS: Samara Ewing could not be present but submitted this report:

The Pet Committee met on Sunday, October 23, 2016.

The two big issues up for discussion were pet waste and pets off-leash.

Overall the Committee believes residents need to be reminded about community rules and county laws on both issues.

The Committee would like something to be placed in the minutes; plus, I will write up a one sheet and personally deliver it to every resident's mailbox--along with county laws, county complaint forms, and Animal Control's phone number.

In regards to pet mess--pet owners are required to pick up waste immediately.

Not only is pet waste simply nasty, it also attracts rodents.

Dreams Landing bylaws state pet owners can be fined if they do not.

County animal control even has a form where people can file a complaint about this issue.

In regards to pets off leash, we all know this is a touchy issue in the community.

Some owners like to let their pets run on the hill for exercise and socialization.

Some pet owners feel they have their pets under control when they are walking them off leash.

The Committee wants to let residents know that if they engage in this type of activity with their pets, they should be mindful of other residents in the community. For example, if your pet is running free on the hill, or on any other common element location, and a resident asks you to leash the pet, please do so. Even better, before unleashing your pet, ask people who are around if they mind if your pet runs free. Be pro-active.

HOWEVER--It should also be noted, with all of the above said, it is a violation of Anne Arundel County law for a pet to be off leash, unless it is in an enclosed/fenced area. This means if pet owners let their animals run on the hill, they are violating the law.

Pet owners should remember some people are scared of animals. Some people are allergic to them. Some people simply do not like them.

Dreams Landing pet owners are very lucky. There are some condominium communities that do not allow pets, or limit the size of the pets. We do not want to become one of those communities.

I will continue to talk with residents about pet related complaints. However, in recent months I have been talking to the same people about the same issues repeatedly. I let Pet Committee members know my plan is to only talk with a resident once about the same issue. After that, if anyone comes to me about the same pet/owner issue I am going to advise the person expressing the complaint they should reach out to animal control. This is a step I hope can be avoided, because once animal control gets involved the consequences can cost people money, and possibly the pet.

I would like to thank everyone who attended the committee meeting.

MARINA: Bill has calls out to two companies for winterization proposals. Rusty, Ray and Ron will monitor whoever does the work. It should be done on or around November 15<sup>th</sup>. The committee membership and dockmaster issues will be addressed when we have a full board. Van asked that Bill send Dennis' notes to the Board. They call for a simple cut-off, draining, and opening of faucets.

#### MANAGEMENT COMPANY REPORT:

- **Roof Replacement :** Pre-construction meeting held on Wednesday, details of project to be discussed. A summary will be presented to the board.
- **Dock Step Replacement:** Permit approved. Work started yesterday. Project meeting Friday at 9am to review details, estimated completion within 2 weeks.
- **Parking Lot Light Repairs:** Boring under steps to be completed next week to restore light in front of 601.
- **Sanitary Sewer Break:** Estimate from Robert Fulton is recommended, approximately \$5,000 to complete all work as directed by Robert Fulton to ensure proper procedures are followed to prevent settling and sink holes from developing. Calvert Mechanical has also visited the site and is sending a proposal, will require camera inspection prior to proposal, anticipates \$10k - \$12k.
- **Laundry Equipment:** Proposal to upgrade laundry equipment, details of new washer attached.
  - **Option A:**
    - 8 Year Lease
    - \$.25 increase to both wash and dry (Last increase was August 2015)
    - No commission paid to association
    - 2 NEW Speed Queen Quantum Front Load washers (High Efficiency for both water and electric)
    - All other machines would be replaced with "Like-New" equipment.
  - **Option B:**
    - 10 Year Lease
    - \$1.75 to wash and \$1.75 to dry (Wash increase of \$.25, Dry increase of \$.50)
    - No commission paid to association

- 3 NEW Speed Queen Quantum Front Load washers (High Efficiency for both water and electric)
- Dryers would be replaced with “Like-New” equipment

**Bill will obtain a third option for installing just one large capacity washer/dryer set.**

- **Marina Standpipe:** Confirmed Fire Marshall has received and recorded the certification.

***The inspection certificate is good for five years***

- **Annual Meeting Notice:** Mailed on September 26<sup>th</sup>, no nominations have been received at this time, nominations due back by October 28<sup>th</sup>, Annual Meeting notice will be mailed by November 3<sup>rd</sup>, proxy ballots due back by November 30<sup>th</sup>. Annual Meeting Scheduled for Saturday, December 3<sup>rd</sup> at 9:00 AM. One nomination form has been received to date.
- **Fitness Center Repairs – JMJ to paint walls and ceiling, clean condensate line.**
- **Fitness Center Flooring Bids:** Carpet and Rubberized Floor bids have been requested:
  - **Beers Flooring – Carpet - \$4,613; Rubber Floor - \$17,746\* Confirmed price.**
  - **Mallary Flooring – Carpet - \$2,980; Rubber Floor \$6,472**
  - **Next Day Floors – Does not recommend rubber flooring due to history of water intrusion.**
  - **JMJ – Proposed \$2,000 installation plus cost of materials, \$2 to \$3 per square foot anticipated, depending on selected materials. Final price expected to be higher than Mallary Flooring.**

***The fitness committee will make the decision since the funds come from their reserves.***

- **Delinquency Reports (if any):** No Delinquent Accounts to report.

#### ROOF REPLACEMENT PROJECT:

Bill met with S&K Roofing. The porta-potty will be located at the rear of the 1200 building. Work should start the week of November 7<sup>th</sup>. They will begin at one building that has a temporary patch. Bill will give Nan the schedule for the rest of the buildings so that it can be emailed to the community. Residents will be asked to move patio furniture, etc. back away from the buildings. All units will be left water-tight before workers leave for the day and clean-up will be done daily. Residents must be home for skylight replacements. Bill will schedule this with the resident. Porch/skylight paperwork is due to Brodie next week. Van asked how long the project will take – 30 days. Van also asked if the roof of an unmodified, original construction porch is the responsibility of the owner or the association. Rusty will check with Brodie to see what was done last time.

BUDGET COMMITTEE: Ray volunteered to participate on the committee.

MARINA (part II): Ray suggested we follow the Academy and cut off the dock water on November 1<sup>st</sup>. Because of the unusually warm weather it was decided to do this on or around November 15<sup>th</sup>. Please see the original marina report above.

OLD BUSINESS: None

NEW BUSINESS: Brodie Management submitted two proposals for renewal of their contract, one for one year and one for three years. The board voted to renew for one year.

Van asked how roof vents and pipes will be handled by the roofers. Bill reported that pipe collars will be replaced and painted with rain guard to prevent rust

There being no further business, the meeting was adjourned at 7:30 P.M.

Respectfully submitted by Nan Harrison, Secretary

**Because of the Thanksgiving Holiday, the next board meeting will be held on Thursday, December 1, at 6:30 P.M.**