

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday, December 1, 2016

BOARD MEMBERS PRESENT:

Rusty Bergen, President
Mike Myers, Treasurer
Nan Harrison, Secretary
Robert Van Buskirk, At-Large

OWNERS PRESENT: Christine Alvey, Jean and Jim Morrow, Ray Turner.

MANAGEMENT COMPANY REPRESENTATIVE: Bill Dillon

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

OWNERS' ISSUES - None

MANAGEMENT COMPANY REPORT

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

- **Roof Replacement** : Work has started. No complaints have been received by Brodie Management to date. An updated schedule was sent out this afternoon for distribution to the community. Updates will be provided periodically throughout the remainder of the project.
- **Dock Step Replacement**: Work has started. Cunningham has committed to resume work tomorrow and complete as quickly as possible. Cunningham will not be considered for any future work.

Van asked about stone around the steps and Bill will check with BrighView tomorrow. There is still some question about the height of the risers in different sections of the steps. Bill will discuss this with Cunningham tomorrow.

- **Parking Lot Light Repairs**: Complete. The bulb in front of the 500 building was reported out, replaced by JMJ, troubleshooting the motion light on Saturday.
- **Sanitary Sewer Break**: Estimate from Robert Fulton is recommended, approximately \$5,000 to complete all work as directed by Robert Fulton. Mr. Fulton will have to confirm scheduling and availability of contractor, to be completed in the spring.
- **Laundry Equipment Upgrade**: Proposal for one high capacity washer is awaiting final approval, would include no cost increase to any machine, all other machines replaced with "Like new" equipment, and no commission to the association on an 8 year lease. Proposal can be executed upon approval from CSC, recommend 800 building for installation of the high capacity machine due to central location.
- **Annual Meeting Notice**: Scheduled for Saturday, December 3rd. Brodie Management has received 12 proxy statements at this time. Quorum consists of 35% or more of the aggregate Percentage Interests of all Units. Based on this, 20 owners are required to hold the annual meeting. An email reminder will be sent to help ensure quorum requirements are met.
- **Fitness Center**: All proposals have been provided to the fitness committee for review.
- **Marina Winterization**: Both supply and fire suppression systems have been winterized following the same procedures in previous years. Thanks to Jeremiah for helping with the winterization.
- **Delinquency Reports (if any)**: No Delinquent Accounts to report.

PROPOSED BUDGET 2017

The proposed budget for 2017 was presented. The fee increase is necessary to recover from major expenditures charged to the reserve account in 2015 and 2016 (painting of buildings, roof replacement, marina steps, concrete work, etc.). This should take two years.

Upon motion the budget was approved as presented.

TREASURER'S REPORT -- As of October 31, 2016

Reserves	222,314
Over Budget	
Water	7,253
Collection System	14,390
Snow Removal	14,936
Grounds	2,786
Tree Maintenance	4,171
General Maintenance	2,866
Electrical	12,009
Insurance	11,462
Total Over Budget	56,010

Fee Increase for 2017 3.9%
Charges to Reserves 2015-2107
Roof 151,322
Steps 12,000

COMMITTEE REPORTS

GROUNDS:

1. Major leaf and limb removal 11.29.16
2. There will be another collection after all of the leaf's fall.
3. There will not be a gutter cleaning again this year since we are getting new gutters as part of the roof project. Leaves will still be removed from the three flat-roofed buildings.
4. The tree outside the back yard of 103 has been trimmed at the homeowner's request.
5. Dreams Landing gardens will be cut back after the first of the year.

ARCHITECTURAL: None.

POOL: None

PETS: None.

OLD BUSINESS: None

NEW BUSINESS: The Morrows asked about replacement of rotting wood on their back stairs. Bill will check on it.

There being no further business, the meeting was adjourned at 7:10 P.M.

Respectfully submitted by Nan Harrison, Secretary

THE ANNUAL MEETING WILL BE HELD AT 9 A.M. ON SATURDAY, DECEMBER 1st.