

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday, May 26, 2016

BOARD MEMBERS PRESENT:

Bernadette Benik, President
Rusty Bergen, Vice President
Mike Myer, Treasurer
Nan Harrison, Secretary
Robert Van Buskirk (by phone)

OWNERS PRESENT: Christine Alvey, Samara Ewing, Madeleine Rivers, Dennis Seymour, John Sheerin, Lou Swart .

MANAGEMENT COMPANY REPRESENTATIVE: Bill Dillon

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

OWNERS' ISSUES

Madeleine Rivers asked about the status of the crawl space at 1104. Please see Management Company Report below. She also asked about replacement of the crawl space entrances. Bill said that he is still waiting for another bid.


Lou asked about the lights behind the 300 building. The electrician is still trouble shooting problems with the wiring and the sensor settings.

John Sheerin asked about the restrooms at the pool house being locked. Rusty answered that they will be unlocked when the pool opens. John also asked about new pool furniture. As explained in the March 2016 minutes, it will not be replaced this season.

Sam Ewing asked about replacing the dying junipers, overgrown ivy, and the empty flower bed next to 901. Van said that he will check on these when he returns at the end of the week.

COMMITTEE REPORTS

PETS: Bernadette thanked Sam for handling pet issues. The excessive barking has been dealt with. Pet owners are reminded that they must pick up pet waste and dispose of it properly. There has been a complaint about unleashed dogs. Anne Arundel County Law states:

 § 12-4-905. *Animals running at large prohibited.*

(a) **Scope.** *This section does not apply to an animal under control of its owner or an authorized agent of the owner by leash, cord, or chain, or to an animal while actually engaged in the sport of hunting in authorized areas while supervised by a competent individual, or while undergoing training to heel on or off a leash, obey on command to come to its owner, or to sit, lie, or stand until further command.*

(b) **Prohibition.** *An animal may not be at large. An owner of an animal at large is in violation of this section.*

(c) **Reporting.** *A person who is aware of an animal running at large shall report the condition to the Agency by telephone.*

(d) Pursuit. An animal control officer or the authorized representative of an animal control officer may pursue an animal running at large on public property or on the exterior premises of private property. (1985 Code, Art. 12, § 9-105) (Bill No. 67-87; Bill No. 41-01)

MARINA: Dennis submitted a delinquency report noting that he is missing the occupancy fees and documentation for one boat and the documentation only for another. Bill will send letters. Charlie Husar will replace Turner Trippe on the Marina Committee. Lorian and Bradbury will be contacted concerning minor repairs to the wave screen. Dennis will check the light sensors on the piers.

WORKSHOP: New members are welcome. Please contact Dennis Seymour if you are interested. The workshop crew saved the community \$650 (the cost of a new back board for the pool) by repainting the existing one.

POOL: Pool season starts June 13th. The AED passed inspection.

GROUNDS: Anthony McClees has been promoted and our new Brickman site manager is Adam Zapata.

SECURITY/PARKING: No report.

ARCHITECTURAL: No report.

FITNESS ROOM: No report.

TREASURER'S REPORT:

APRIL 30, 2016

Cash	207062		
Budget Var.	36896		
Categories			
Water	4851		
Snow Rem.	14936		
Grounds	2786		
Pool Contr.	2445		
Landscaping	3338		
Tree Maintain.	5171		
Insurance	8547		
Added to Reserves	6628	YTD	26512

There is some concern that Heidler may be overcharging for plumbing repairs. Other companies will be investigated for upcoming plumbing issues.

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. Once the report was received, we sent an updated RFP to all previous bidders as well as PCM Services. Most of the

contractors are running well behind due to the rain and are scheduling another visit to ensure that all electric and plumbing is properly handled when the joists are repaired.

- 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. Previously tabled, a copy of the proposal has been provided.

The board asked for a document stating that we are only committing to the \$5100 scope development and bid recommendation. We need an estimate of total costs after their final evaluation but before RFPs are requested.

- Dock Step Replacement: Cunningham Contracting was selected as the contractor for this project. When they went to file the building permit, they discovered no permit had been issued for the existing steps. We are currently waiting on the county to approve the permit.

A few of the planks in the worst condition will be replaced while waiting for the permit.

- Marina bulkhead: During the landscape walk before the meeting, this was reviewed with Anthony to provide an estimate to secure the underlayment to the dock and backfill with soil to fill the gap that has developed next to the boardwalk.
- Solar light on flagpole. Fixture has been returned to manufacturer for repair/replacement at no cost, waiting for fixture to be returned so it can be reinstalled.
- 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.
- Handyman Projects: A number of small projects have been identified and scheduled with Steve Shoemaker for completion next week. A bid was obtained from an alternate Handyman service, but was significantly higher than Steve's pricing. Additional items will be reviewed during the inspection before the meeting and will be reported as needed.
- Termite Inspection: Completed with no issues to report.
- Delinquency Reports (if any): No Delinquent Accounts to report.

OLD BUSINESS: Rusty noted that some items in the basement of the 300 that were noted in last year's walk-through still have not been removed. Bill will send a letter.

Bikes in the bike storage area will be tagged. If the owner does not remove the tag the bike will be disposed of.

NEW BUSINESS: None

There being no further business, the meeting was adjourned at 7:40 P.M.

Respectfully submitted by Nan Harrison, Secretary

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