

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, June 30, 2016

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Christine Alvey, Beth Darling, Madeleine Rivers, Dennis Seymour, Jane Welch.

MANAGEMENT COMPANY REPRESENTATIVE: Bill Dillon

Bernadette called the meeting to order at 6:30 p.m. The minutes of the May 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.

Jane Welch asked about how the dinghy rack fees are handled. They are collected by Brodie along with the owner's condo fee. Bill will provide a list of paid fees. She is now receiving the forms directly from the web site (thank you, Barbara) and will forward them to Bill.

Dennis Seymour asked about unused TV cables hanging from the apartment buildings. Bill will check with Comcast and Verizon about their removal.

Beth Darling asked about repair o the outdoor lighting. Please see Management Company Report below.

Van asked for updates on work in progress. The minutes by their nature are not time based.

COMMITTEE REPORTS

GROUNDS: Van noted the following:

1. The two largest grounds management companies on the East Coast have merged – Brickman & ValleyCrest are now known as BrightView. We can expect no change in the quality of work.
2. Fertilization of grass has been performed (using pet-friendly chemicals).
3. Soil test in front of the 200 building has not been returned.
4. Gutters and debris were cleaned up week of 28 June.
5. DL Gardens will be weeded first week of July
6. Mid-summer trimming of bushes around homes will be performed in the next ten days
7. Bushes by the dingy rack will be trimmed
8. Nut edge weed at the base of the marina steps will be treated
9. Ground erosion at the end of the marina walk way will be refilled with stone
10. Bushes around the pool entrance will be trimmed including the back of the parking area
11. Tree #125 behind the 1300 building is struggling. During the winter work was done on the tree. We have learned the tree has root fungus and canker on the lower trunk. Treatment was approved today.
12. Bushes around 1301 will be trimmed.
13. Hedge in the front of the 1200 building will be shaped
14. Homeowner in 101 requested the removal of the tree in front of the home. Homeowner is willing to pay for the work to be done. ***Upon motion, the board approved the work. Bill will send a letter to the homeowner.***

15. Junipers on the side of the 900 are on the decline as others on the side of other buildings. Junipers will be removed and ivy trimmed back or removed. **BrightView will take care of the junipers and the homeowner will plant a replacement for the ivy.**

POOL: Rusty reported that there are some residents who have not submitted their registration form. He also noted that some of these residents are using the pool and others have guests that they do not accompany to the pool. The registration form is available on the website. Mike asked if we should look at shortening the pool hours based on low usage. This has been considered in the past but the board felt that it would not save much money and would be poorly received by the community. The pump room door has been repaired.

ARCHITECTURAL: A request for window replacement was received and forwarded to the Architectural Review Committee for their recommendation.

MARINA: Dennis noted that he is still missing the documentation for one boat in the marina. Bill will send a violation letter to the slip holder. Dennis will contact Dan Lorian about repairing a couple of boards in the wave screen. He will also ask him to reposition one large rock that has shifted.

The committee met and discussed the issue of crab traps in the marina. The DNR regulation limits us to two crab traps which must be licensed in the name of Dreams Landing. DNR knows that we have been violating this regulation. Several solutions to this problem were discussed at the meeting. An option being considered involves a system of one or two week rotations for 5 or 6 slip holders (currently there are only about 5 slip holders who have used crab traps on a regular basis). A slip holder would be required to submit a request, and the schedule would be created on a first come, first serve basis. **Upon motion, the board voted to implement this system. Bernadette and Ray Turner will draft a letter to be sent to slip holders.**

Note: if you have crab pots in the water or stored on shore you must remove them as soon as possible. If the pots are not removed by **(date to be determined)**, they will be disposed of.

FITNESS CLUB: Dampness and lack of ventilation continue to be a problem. The current dehumidifier is too small to handle the dampness and the drain outside at the bottom of the steps clogs, due to a break in the pipe about 15 feet down and away from the building, and cannot handle heavy rains. It is suggested that a canopy covering the rear entrance be added to help reduce the amount of water to be drained. There is also some repair of water damage needed inside. These two items directly affect the building and would be community expenses. The committee will investigate installing a window air conditioner to help with air quality and circulation. Once these issues are resolved the carpet should be replaced. Bill will check on ceiling issues and work with the committee on these projects.

WORKSHOP: No report.

SECURITY/PARKING: No report.

PETS: No report.

#### TREASURER'S REPORT:

As of May 31, 2016

Cash	207066
Over Budget	
Snow removal	14936
Grounds	2786
Tree Maint.	5171
Accounting	2400
Added to Reserves	6628
Y-T-D	33140

CPA-2015 audit in progress

## MANAGEMENT COMPANY REPORT:

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

- **CRAWL SPACE DOORS:** Bids received from the following contractors:
  - JMJ - \$3,100 for all 4 doors, JMJ to fabricate wood hatches, painted to match buildings, shingles, flashed to building, 4" lift to help eliminate air and water entering space. JMJ has also proposed \$4,500 for aluminum hatches, painted to match the building.
  - Cunningham - \$2,479 per door, \$9,916 total
  - PCM - \$6,854.00 for all 4 doors, steel cellar doors, primed and painted.

***Upon motion the board voted to accept JMJ's proposal to install wooden hatches for \$3,100, providing they guarantee the work.***
- **CRAWL SPACE REPAIRS:** 1104 – Bids received from the following contractors:
  - Cunningham – \$7,640.00 - \$1,246.00 charged to owner for upgraded insulation.
  - Mainline Construction - \$8,400 plus upgrade to closed cell, estimated to be an additional \$1,400.
  - PCM – \$34,907.00 – has been consistently much higher than all other bids on several projects sent for bid. I questioned the scope with the senior project manager who confirmed the same scope but is reviewing the pricing. Possible that work was quoted to be completed from above instead of from crawl space but unconfirmed at this time.
  - Green Construction – bid requested by homeowner, not yet received.
  - NAC – bid requested, chose not to submit proposal as they would rather remove interior floor and work from above due to limited room to work in crawl space, would be much more expensive, at least \$35,000.

***Upon motion the board voted to accept Cunningham's bid IF the JMJ proposal does not come in lower than Cunningham's. If JMJ is lower they will be hired to do the work.***
- **Roof Replacement :** Rick Wagner has provided the following feedback to questions asked last month about the service:
  - At what point can a reasonably accurate range of expenses be estimated? – Fairly early for a general range, once the roofs are measured and inspected for the full scope of work, he can give a good idea of the cost.
  - Clarification on anticipated budget items:
    - Site visits and other consulting are charged as consumed only, the proposal and contract provides an amount not to be exceeded without express permission.
    - Quality Assurance and other consulting would not be charged if project does not move forward.
- **Dock Step Replacement:** Cunningham Contracting has submitted the building permit, an answer is expected by July 10<sup>th</sup>. JMJ is scheduled to replace rotten boards tomorrow to increase safety until replacement is complete.
- **Parking Lot Light Repairs:** Bid received from electrician who performed the troubleshooting, Tyco Electric, with a proposed price of \$4,216.87. A bid was requested from McLaughlin Electric but they will only bid on it if they can come in and test the circuits to confirm at \$1,056 just to provide a bid so that has not been authorized at this time. Calvert Mechanical is submitting a bid but will not be sent until Tuesday due to scheduling conflicts with the subcontractor providing the boring. I propose a conditional approval of Tyco Electric unless Calvert Mechanical submits a lower price.

***Upon motion the board voted to accept the Tyco bid unless Calvert comes in with a lower bid. Bill was asked to get a deadline for completion of the project so that the community can be notified.***
- **Fence/Gate Repairs:** Bids were gathered from two contractors, as expected, JMJ was by far the best price.
  - JMJ - \$2,700 for 13 post repairs, one gate post repair and 2 gate replacements.
  - PCM - \$2,484 for 3 posts and one gate repair.
  - Steve Shoemaker – Time and materials, anticipated to be approximately \$3,500 for same scope of work as JMJ.

***Upon motion the board voted to accept the bid from JMJ. Bill will request that the job be completed within the next two weeks.***

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

***The board asked Bill to check on sewer line repairs. Since so much time has passed since the last videos were taken it was decided to have all mains and laterals inspected by video camera as soon as possible.***

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

NEW BUSINESS: None

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

Respectfully submitted by Nan Harrison, Secretary

**There will be no board meeting in the month of July.  
The next board meeting will be held on Thursday, August 25, at 6:30 P.M.**