

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday, August 25, 2016

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Christine Alvey, Rick Ammon, Leslie Ensor, David and Sam Ewing, Eva Gholson, Anne Jordan, Vicki Lathom, Madeleine Rivers, Ron Seligmann, Allison and John Sheerin, Kevin Thomas, Jill Voran, Jane Welch.

MANAGEMENT COMPANY REPRESENTATIVE: Bill Dillon

Rusty called the meeting to order at 6:30 p.m. He announced the resignation of Bernadette Benik from the board and invited anyone interested in being considered as a replacement for the four remaining months of her term to speak. He also announced the resignation of Dennis Seymour as marina committee chairman. The minutes of the June meeting were approved as written.

OWNERS' ISSUES

Sam Ewing reported a leak in her master bedroom ceiling. Eva Gholson reported nail pops in her living room ceiling. Madeleine Rivers asked about the status of the spray foam insulation for her crawlspace. Bill reported that the structural repairs have been completed and he is obtaining estimates for the insulation.

Vicki Lathom and Ron Seligmann spoke briefly on why they would like to be considered as a board member to complete the four months of Bernadette's term. Mike Myers term also ends this December.

TREASURER'S REPORT

As of July 31, 2016

Cash	228,564
Revenue	189,411

Over budget:

Snow Removal	14,936
Tree Maintain	5,171
Grounds Contract	2,786
Water	4,759
Repairs (Electric)	2,652
Total Over Budget	31,713

Transfer to Reserves	6,628	YTD 46,397
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The 2015 draft audit has been received and the final audit should be ready within a week or so.

COMMITTEE REPORTS

GROUNDS: Van noted the following:

1. True Green has fertilized again
2. This weather is perfect for weed growth. BrightView will treat weeds next week.
3. Due to frequent storms this summer BrightView has had to do some extra cleanup work.

4. Weather has been very hot so many trees are losing leaves and trees looking stressed.
5. Analysis of the soil in front of the 200 building has reported back there is not problem with it. BrightView concludes the enormous tree in front of the 200 building restricts growth of anything we put there due to lack of water and nutrients. Have recommended, to the homeowner, since we have been unsuccessful growing things in that area they come up with their own beautification plan within ten feet of their home and present it to the BOD for approval. In the fall we will mulch the remaining open area.
6. Area beside 1101 will receive special attention to remove weeds etc.
7. Tree behind the 1300 building continues to struggle. Bark is peeling off the tree at the base. BrightView will have someone check it out again. We will carefully watch it with help from neighbors.

Eva Gholson reported that there are bare spots next to the 800 building and asked if ivy could be planted there.

ARCHITECTURAL: It was suggested that the specs for storm door replacement be posted to the web site.

POOL: Rusty reported that this was a good season. This was Mike's third year as our guard and he has done an excellent job. Labor Day will be his last day. The pool will be open two additional weekends. Please see the dates and hours posted to the home page of the web site.

FITNESS CLUB: Jill noted that the new roof over the entrance has been completed and should help guard against flooding. An AC/Heat unit has been installed and will be connected this week. Bids are out for the wall repair. Estimates are coming for replacement of the carpeting.

PETS: Eva noted that she still sees dogs off-leash in the central parking lot.

MARINA: Someone will be hired to winterize the marina. The current committee members are Rusty Bergen, Charlie Husar, Anne Jordan, Ray Turner, and Van Buskirk. There was discussion about adding one or more members to the committee. Ron Seligman noted that his dock box was emptied and that there was not enough notice that they were going to be checked.

Rusty announced that marina issues will be addressed by the board when the board is at full strength.

WORKSHOP: No report.

SECURITY/PARKING: No report.

MANAGEMENT COMPANY REPORT:

- **CRAWL SPACE DOORS:** Completed by JMJ
- **CRAWL SPACE REPAIRS:** Construction completed by JMJ. Spray foam insulation to be completed by another vendor chosen by and paid for by the owner, JMJ will install fiberglass insulation once foam is installed and cured.
- **Roof Replacement :** Rick Wagner held a pre-bid meeting on Thursday, August 18th to review the specs with the 4 roofing contractors selected to bid. An addendum was generated to better define how skylights are to be addressed as well as point of contact/supervision requirements. Bids are due back by Tuesday, August 30th. Mr. Wagner will review bids and present his evaluation of the bids by September 9th. This will be distributed via email as soon as it is available for review and email vote if possible. A special meeting may be called to approve work as needed.
- **Dock Step Replacement:** DFI Engineering is completing the revised plot plan which will allow Cunningham Contracting to resubmit the permit request. Once approved, Cunningham Contracting will begin work within one week and complete as quickly as possible. Notification will be sent via email about dates the stairs will be unavailable as soon as the permit is received and Cunningham provides a firm start date for the project.

Upon motion the board approved \$850 for permitting for the dock step project.

- **Parking Lot Light Repairs:** Repairs have been completed in all areas except for the two lights in the front of the 600 building. Due to additional broken lines discovered once other lines were restored, a different proposal has been submitted for the remaining repairs.
 - **Bore from Pool House - \$4,530:** Bore under the roadway next to the pool house and run a new circuit from the pool house to the pole in front of 607. Run conduit and wiring in pool house to outside wall, underground to edge of road, bore under road, trench to pole, install new wire and conduit and make terminations. This option is preferred as there is no risk to mature trees, lower likelihood of buried debris and utilities. **RECOMMENDED OPTION**
 - **Hand dig from 1200 - \$4,095:** Replace the wire from the retaining wall to the light in front of 607. This will require the sidewalk to be removed and replaced, bore under the 2 sidewalks in front of 607, run new circuit and wire, install a JU box on the wall and tie in the new wiring at each end. This option would potentially cause stress or damage to the large shade tree to the side of 607 as roots would be disturbed.
 - **Relocate Lights to Pool side of street - \$5,060:** Relocate the 2 light pole to the pole side of the road. Run new conduit and wire from pool panel to outside wall, trench from pool house to first pole and to the second pole. Disconnect the 2 existing poles and relocate to the pole side of the road, remove road signs and reinstall in proper orientation, install 2 new posts for the limited parking signs. This option would result in reduced visibility of sidewalk and steps which may present a safety concern to residents.
- **Fence/Gate Repairs:** Initial repairs completed by MJM. Additional adjustments will be completed following the crawl space repairs.
- **Storm water sewer break:** During a recent visit to the property by Mr. Fulton to inspect the sewer lines, a wet area was found to contain a broken storm water line. Repair estimate from Mr. Fulton is \$5,000. Additional estimates will be gathered for review.
- **Dinghy Rack/Storage Tracking:** Attached for review. Several email/phone requests for information have gone unanswered, letters will be sent next week to those who have not responded.
- **2015 Audit:** The audit information has been received and delivered to the treasurer for review.
- **Marina Tracking:** Attached.
- **Delinquency Reports (if any):** No Delinquent Accounts to report.

OLD BUSINESS: Van asked about the dock steps – please see management report.

NEW BUSINESS: Two more bids are expected for work on the main water shut-off valves for units without basements. These valves also need to be marked permanently.

A request was made for one high-capacity washer/dryer to be located in one of the apartment laundry rooms. Bill will look into this.

There being no further business, the meeting was adjourned at 7:20 P.M.

Respectfully submitted by Nan Harrison, Secretary

The next board meeting will be held on Thursday, September 29th, at 6:30 P.M.