

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, September 29, 2016

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Christine Alvey, Doug Henry, Nancy Russell, Ron Seligmann, Beth Shoults.

MANAGEMENT COMPANY REPRESENTATIVE: Bill Dillon

Rusty called the meeting to order at 6:30 p.m. The minutes of the August 25th meeting were approved as written.

OWNERS' ISSUES

Doug Henry asked when the street light in front of 601 will be repaired. Bill reported that the repair is in progress and should be complete next week. Please see Management Company Report below.

Beth Shoults submitted an architectural request form for a new storm door. Rusty will give it to David Ewing of the Architectural Review committee. Beth also asked for the copy of our contract with Brodie Management that she requested back in April. The red bud tree behind her unit (103) is overgrown and making it difficult to use the back gate. She asked that it be pruned properly. Beth noted that the parking lot behind the 200/300 building is in bad shape. Rusty said that the board and Bill will look at it on the upcoming fall walk-through. Beth asked about the roof replacement project; please see the Management Company Report below.

TREASURER'S REPORT

Mike had no report. The 2015 audit is complete.

COMMITTEE REPORTS

GROUNDS: Van reported that no major work is scheduled until next spring.

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. Our two-year contract with American Pool has expired. They have submitted a proposal for the 2017 season which shows an increase of \$242. Rusty will speak to them about extending it to a two-year contract and Bill will get proposals from two more companies.

FITNESS CLUB: An AC/Heat unit has been installed is now connected this week. Estimates are in for replacement of the flooring. Please see Management Company Report below.

PETS: MARINA: WORKSHOP: SECURITY/PARKING: NO REPORTS

MANAGEMENT COMPANY REPORT:

- **CRAWL SPACE REPAIRS** – 1104: Work completed
- **Roof Replacement** : See attached bid sheet and proposals provided by Rick Wagner.

*Brodie will contact owners with sun porches and skylights to inform them of pricing and to determine whether or not they want to be included in the project. S & K Roofing was recommended by Rick Wagner of Dedicated Roof and Hydro-Solutions, LLC. He will oversee the project. Upon motion the board voted to hire S&K Roofing to complete the roof replacement of the ten pitched-roof buildings. Bill will speak with Rick about any possible discount. He will also*

**obtain the schedule for when the work will begin, when it will be completed, and the locations of dumpsters, staging, and latrines. Once this information is available Nan will email it to residents. Beth Shoults noted that the last roofers left a mess (old shingles, etc.) and was assured that S &K will be monitored.**

- **Dock Step Replacement:** Plans were drawn and submitted to the county for the permit. We continue to check back for a status update but no approval has been provided at this time. The work is currently scheduled to begin October 24<sup>th</sup> to ensure it is completed this year. If the permit is approved and work can begin sooner

**Van questioned the permit delay and why this has not been completed by now.**

- **Parking Lot Light Repairs:** Boring under the street from the Pool House was successful.

**Bill noted that while the connection from the Pool House has been completed there is a break in the line somewhere before the light in front of 601. The electricians are checking on it and it should be repaired next week.**

- **Fence/Gate Repairs:** Initial repairs completed by JMJ. Additional adjustments will be completed following the crawl space repairs.
- **Sanitary sewer break:** Additional bids have been requested but have not been provided as they would require a camera inspection to be completed before repair estimates can be provided. Additional site visits are scheduled for next week with Calvert Mechanical and Atlantic Maintenance Group.
- **2015 Audit:** The final audit and statement has been received.
- **Pool House Cleaning:** Will be serviced for October 15<sup>th</sup> event as final service of the season unless otherwise notified.
- **Marina Standpipe:** The Inspection Report has been submitted to the Fire Marshall, waiting on confirmation of good standing. Approval lasts for five years.
- **Annual Meeting Notice:** Mailed on September 26<sup>th</sup>, 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.
- **Fitness Center Flooring Bids:** Carpet and Rubberized Floor bids have been requested:
  - **Beers Flooring – Carpet - \$4,613; Rubber Floor - \$17,746**
  - **Mallary Flooring – Carpet - \$2,980; Rubber Floor \$6,472**
  - **Next Day Floors – Carpet and Rubber TBD**
  - **JMJ – Declined to bid, would subcontract work anyway.**

**Bill suspects that the Beers bid for the rubber floor is a typo – most likely should read \$7,746. The bids will go to the Fitness Committee for review. Payment will come from Fitness Center funds.**

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

OLD BUSINESS: None

NEW BUSINESS: Rusty again reminded all that unwanted items are NOT to be left next to the dumpsters. He asked that if residents see another resident putting things out to speak up and remind them that the trash men will NOT pick up such items and we end up having to pay someone to take them away.

Bill is checking on having a large capacity washer/dryer in one or more of our laundry rooms. It is definitely possible and would cost us a small amount in revenue and would cost a little more to wash and dry.

ANNOUNCEMENT: The almost annual chili/soup party will be held on the deck at 5:30 on Saturday, October 15<sup>th</sup>. Please bring your favorite chili or soup to share. B.Y.O.B. We have lots of new neighbors . . . come meet them before we get snowed in.

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, October 27th, at 6:30 P.M.**