

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, January 26, 2017

BOARD MEMBERS PRESENT:

Rusty Bergen, President  
Ron Seligmann, Vice President  
Nan Harrison, Secretary  
Robert Van Buskirk, At-Large (by phone)

OWNERS PRESENT: Christine Alvey

MANAGEMENT COMPANY REPRESENTATIVE: Bill Dillon, Ashley Burlock

Rusty called the meeting to order at 6:33 p.m. The minutes of the December 1st meeting were approved as written.

OWNERS' ISSUES – None

TREASURER'S REPORT (via email)

As of 12/31/2016

Cash	\$222,364
Over budget	\$56,143 (This consists of the usual over budget items mentioned in prior reports.)
Total Rev.	\$324,782

Reserves will decline as we pay for the roof replacement, and slowly build up after that hopefully. With the increase in condo fees this will help build reserves faster.

The CPA will not start work until after 4/15/2017, and hopefully we will get the audit this year earlier. They should have an easier time this year since they will not have to rely on our previous CPA who has retired.

MANAGEMENT COMPANY REPORT

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

- **Roof Replacement :** Roof work has been completed. Gutter installation will be completed early next week. Final inspection currently scheduled for Wednesday, February 1<sup>st</sup> at 8:00am. The gutters attached to the sun room roofs were not included in the original bid package as the roofs had been designated as owner responsibility.
- **Dock Step Replacement:** Project is complete. Final inspection has not been completed. Cunningham has issued a change order invoice for the upper landing that was installed as it was required to achieve the desired increase in step height. This change order was not mentioned at the time the landing was discussed and installed to complete the work. Cunningham has stated they will not schedule the final inspection with the county until the change order is paid. A copy of the invoice is attached.

***The board does not feel that the change order invoice is justified and this will be addressed with Cunningham.***

- **Parking Lot Light Repairs:** Repairs on the new outage have been approved. Mr. Electric has contacted Miss Utility to locate lines so they can complete the repairs.
- **Laundry Equipment Upgrade:** Agreement has been returned; W9 was not included and delayed the scheduling of the delivery. Current delivery date is February 14<sup>th</sup>.

***All laundry rooms will have new washers and dryers. The high capacity equipment will be located in the 800 building. Bill will look into getting a combination lock for that laundry room door.***

- **2016 Financial Audit:** Malvin, Riggins & Company has requested and been provided with initial information to begin the audit. Field work has been scheduled for the week of February 6<sup>th</sup> which consists of the auditors meeting with Bill Becker, Brodie Management's controller, to review invoices and accounting information.
- **FHA Certification:** Management received notice from Condo Approvals USA that Dreams Landing is about to enter the renewal window. The last approval was received on 7/8/15 and expires on 7/8/17. The fee for renewal is \$1,100 and has been processed for payment. If for any reason the approval is not received, \$550 will be refunded. There is no reason to believe Dreams Landing will not be approved.
- **Fitness Center:** The fitness center committee has reviewed the proposals gathered and is requesting the following work to be done in the fitness center:
  - **Install Ruberized Flooring –** Mallory Carpet and Flooring to remove existing carpet and install rubber flooring and cove base for \$6,472.40 which includes moving the equipment in the fitness center as needed to complete the installation.
  - **Complete Repairs to walls and Paint Walls and Ceiling –** JMJ General Restoration will complete the repairs and painting for \$2,300.00 which includes patching damaged areas of the walls and ceiling, painting all walls and patched ceiling areas, clean and paint the condensation line across the ceiling with mildew resistant white paint, and mount the donated flat screen TV.
  - **Have Equipment Serviced following floor installation and other repairs –** Greg Kellner with Full Spectrum Fitness will service the equipment after the flooring and other work has been completed, estimated cost of \$300 for initial visit. He recommends inspecting and servicing the equipment every 6 months. This expense was not included in the 2017 Operating Budget but should be considered for 2018.

***Upon motion the board approved the work above which will be funded by the Fitness Center account.***

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

#### COMMITTEE REPORTS

**GROUNDS:** The lawns were aerated yesterday. Gutter cleaning will be done on the flat roof buildings only. Van will check with BrightView as to where we stand on our budget. If possible some plantings will be added.

**ARCHITECTURAL:** None.

**POOL:** American Pool submitted a proposal for the 2017 season. It shows an increase of \$808 over last year (\$21,008 vs \$20,200). Upon motion the 2017 contract was approved.

American Pool recommended three actions for this season:

White coating at \$7,187

Replacement of transition tile line at \$1,320

Filter recharge at \$750

The board recommended only the recharging this year.

A JMJ proposal for repairs to the broken tile at the entrance to the pool house and pool was tabled.

MARINA: Ron Seligmann volunteered to organize a meeting of all slip license holders to elect a Marina Committee and chair. The board recommended that the committee be made up of five members. Committee meetings will be open to all slip license holders.

PETS: None.

OLD BUSINESS: None

NEW BUSINESS: None

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

Respectfully submitted by Nan Harrison, Secretary

**THE NEXT MEETING WILL BE HELD AT 6:30 P.M. ON THURSDAY, FEBRUARY 23<sup>rd</sup>.**