

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

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Christine Alvey, Dave Cosca, David Ewing, Dennis Seymour, Kevin Thomas, Ray Turner, Jill Voran.

MANAGEMENT COMPANY REPRESENTATIVE: Ashley Burlock

Rusty called the meeting to order at 6:30 p.m. The minutes of the October 4th meeting were approved as written.

OWNERS' ISSUES

Dennis Seymour discussed the need for repairs to the wave screen which should be done before winter. The committee will meet at 6 p.m. on Monday, October 30<sup>th</sup>. Ron will speak with Dennis about other suggestions.

Dennis noted that the lighting on the new stairs to the marina is inadequate. Existing lights need to be readjusted and two more should be added. He recommended LED lights. Ashley will contact JMJ to see if they will handle this

Dave Cosca asked about the letters received concerning trees in back yards. The purpose was to identify trees that may cause damage if they were to come down in a storm and to remind the homeowners that any damage would be their responsibility.

Dave also reported that he had a slight backup of sewage in his basement shower. He said it was a one-time event but will keep an eye on it.

COMMITTEE REPORTS

ARCHITECTURAL REVIEW

The committee recommended the request for a 7.5 to 8 foot tall "catio" in the back yard of unit 102 be denied. After some discussion the board moved to approve a shorter (5'8") version since it is a non-permanent, free-standing structure. The motion passed.

FITNESS CLUB

The accounting issues for the club were discussed. There has been some confusion concerning whether or not this should be a separate account. A full accounting of dues, expenses and rent paid from the club to the association is still in progress.

## GROUNDS

1. BrightView has collected up all of the leaves that have fallen to date. We expect this will happen at least two more times.
2. With the change of the weather our reseeding efforts are working
3. Many of the 17 homeowners with overgrown trees in their backyards have begun dealing them. Brodie has been following up with neighbors that have not responded.

## MARINA

The committee will meet at 6 p.m. on Monday, October 30, in the 800 building, lower level.

## POOL

Brodie is still collecting estimates for the back-flow preventer installation. When they winterize the pool American Pool will look at the damage that was done to the pool cover.

## TREASURER'S REPORT

9/30/2017

Cash                \$76,272

Over Budget:

Water

Grounds

General Maint.

Electrical Repair

Fitness Club

Brodie is getting additional information on Fitness Club numbers after first set of numbers did not include rent and other expenses.

Annual budget numbers will be done in the next week or so. If you would like to have input on this please let me know.

## MANAGEMENT COMPANY REPORT

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

- Call for Nominations: **\*\*INFORMATIONAL PURPOSES ONLY\*\*** Sent out 10/3/2017 received only Nan Harrison's application. Nominations are due by 10/27/2017. Annual Notice will be mailed shortly after.
- Gutter Leaking at 606/607: **\*\*DISCUSSION\*\*** Rusty reported a gutter leak during heavy rains. JMJ proposed \$350 to repair.

***Ashley will have this looked at again.***

- First 2018 Budget Draft: **\*\*INFORMATIONAL PURPOSES ONLY\*\*** Sent to Treasurer for review 10.26.17.
- Call Log Attached: **\*\*INFORMATIONAL PURPOSES ONLY\*\***(Attached)
- Delinquency: **\*\*INFORMATIONAL PURPOSES ONLY\*\*** No delinquencies noted

NEW BUSINESS

Our contract with Brodie Management is up for renewal. There is an increase of 2% for a one-year contract. If we sign a three-year contract the increases will be 2.5%, 2%, and 2%. Upon motion it was decided to renew the contract for three years.

There being no further business, the meeting was adjourned at 7:50 P.M.

Respectfully submitted by Nan Harrison, Secretary

**FALL DECK PARTY – SATURDAY, OCTOBER 28<sup>th</sup> AT 6 p.m.**

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

**ANNUAL MEETING**  
**SATURDAY, DECEMBER 2<sup>nd</sup>**  
**9 a.m.**  
**800 BUILDING, LOWER LEVEL**