

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Wednesday 04 October 2017

Homeowners Please Consider Offering to join the Dreams Landing BOD!

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Christine Alvey, Dennis Seymour, Jill Voran, David Ewing, and Ray Turner.

MANAGEMENT COMPANY REPRESENTATIVE: Ashley Burlock

Rusty called the meeting to order at 6:30 p.m. The minutes of the 31 August meeting were approved as written.

- The BOD 28 September meeting was delayed a week due to member scheduling issues.
- Next BOD meeting will be 26 October @ 6:30
- Our Annual meeting will be at 9:00 am on 2 December 2017

OWNERS' ISSUES:

1. Jill Voran expressed concern about the Fitness Club financials. She did an excellent job explaining the financial and operational history of the Club. At issue are the previously stated funds in the operating account and the removal of the account by the auditors. It was agreed Brodie will do a complete analysis of the financials and report back to the BOD.
2. Homeowners have identified some green moss on a few of the northern exposed buildings. Brodie will get an estimate to power wash these areas. It was also suggested some homeowners may be willing to clean the area around their homes.
3. There are vehicles in our parking areas that are not registered. The BOD will ask owners to register or remove these vehicles.
4. The BOD has received a written complaint that overgrown trees around 601 block the water view to their home. More on this matter in "grounds."
5. Mary Turner identified two trees in our common area needing special care. Such work with an Arborist will cost \$1,000 to \$2,000 per tree. Given all of our recent community wide investments the BOD does not have these funds available for this work.

COMMITTEE REPORTS:

GROUNDS:

1. The requests for 17 homeowners to trim back their, **BrightView** identified, over grown backyard trees, have been received by homeowners. Many homeowners have already made arrangements to have their trees trimmed or removed.
 - a. It is important to reinforce with homeowners of their damage liability if any community property is damaged due to any tree or limbs coming down on their property.
2. Brodie will keep track of tree companies our homeowners use to trim and remove their trees so others can get recommendations and the BOD can call on them in the future.
3. The removal of overgrown bushes and vines on both sides of our waterfront has been completed.
4. Some of the grass replacement activity did not take so it will be redone in the fall.
5. Community grass areas have been reseeded and aerated. Without our much needed rain this will have limited short term affect.

6. The BOD received the following written request regarding the 601 Dreams Landing Way trees:
 - 1.) *The 3 trees off their sunroom block my view of the Severn River.*
 - 2.) *1 tree in their limited common area/back yard is about to make contact with my home. Branches touching buildings provide a direct path for potential infestation (and damage).*
 - 3.) *1 tree in their limited common area/back yard blocks my view of the Severn River.*

Brodie has sent the homeowners in 601 a request to trim their trees. For the sake of our neighbors and their desire to retain a water view home, the BOD has asked the crepe myrtles be trimmed to ten feet in height on several occasions. Brodie and BOD are exploring options.

ARCHITECTURAL REVIEW:

- David Ewing welcomes Nan Harrison as a new member of the ARC,
- Christine Alvey intends to update her request to make changes to her back area for her cats.

MARINA

- Ron Seligmann as Co-Chair announced they intend to have a meeting of all marina slip owners during the next thirty days to discuss the 2018 budget and operational plans.

POOL

1. Rusty Bergen reported the pool is closed for the season.
2. American Pool notified us that we need to install a back flow preventer in order to be in compliance with the county regulations. Ashley will get us competitive bids for this work.
3. American Pool damaged the Solar Cover and we have requested they replace it.

TREASURER'S REPORT

- Mike Myers – we have \$28,501 in our cash operating account and \$35,590 in our Reserve Account.
- Over Budget categories:
 - Water – We are significantly over budget. We are exploring why and have contacted the Annapolis Water Dept.
 - General maintenance – over budget by \$11,000 in community repairs.
 - Electrical repairs
 - Grounds
- Mike will resign his BOD position at the end of the year due to their spending winter months in Florida.

MANAGEMENT COMPANY REPORT

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

- **Pool – Back Flow Preventer Installation: **BOARD ACTION**** American Pool submitted a proposal to install a back flow preventer. The line to fill the pool and all other water in the building feeds off the same line, requiring a back flow preventer per Anne Arundel County Health Department, to be compliant. The cost to install is \$2,550.00. (Attached) The back flow testing must be complete annually at a cost of approximately \$150-\$200.

New Business:

- Brodie is exploring the option of developing “primary contractors” for maintenance, plumbing, and electrical willing to offer a discount. Optionally we will consider continuing to get competitive bids.
- Nan Harrison’s three year term ends at the end of the year. She has not yet stated if she will run for reelection.
- Robert Van Buskirk’s second three-year term ends at the end of the year. Due to spending winter months in Florida he will not seek reelection.
- Mike Myers has resigned his BOD position effect at the end of the year due to spending winter months in Florida.

OLD BUSINESS

- Information on approved storm doors will be researched and added to the web site.

There being no further business, the meeting was adjourned at 8:15 P.M.

Respectfully submitted by Robert Van Buskirk

THE NEXT MEETING WILL BE HELD AT 6:30 P.M. ON THURSDAY, 26 October.

FALL DECK PARTY -- TBA.