

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday, November 30, 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, David Ewing, Brad Howard, Jean and Jim Morrow, Ray Turner, Jill Voran.

MANAGEMENT COMPANY REPRESENTATIVE: Ashley Burlock

Rusty called the meeting to order at 6:35 p.m. The minutes of the October 26th meeting were approved as written.

OWNERS' ISSUES -- None

TREASURER'S REPORT

Numbers are as of 10/31/2017

Cash	\$84,535
Over Budget	Water
	Grounds
	General Maint.
	Repairs Electrical

Proposed 2018 Budget Highlights

Total Revenue	343,993
Total Expenses	267,749
Proposed Transfer to Reserves	76,502

No fee increase.

Reserves could be \$145,205 as of 12/31/2018, if budget is achieved or more if we are under budget. We need to continue to be very cautious about any expenses, since reserves are not where they need to be now and for several years going forward. Any proposed expenditures not in the budget should be considered very carefully.

As previously reported, I will be resigning as of 12/31/2017. With that in mind, I have prepared a package of information for the board that includes the following

Audits for Dreams Landing for years 2013, 2014, 2015 and 2016.
Proposal from our current CPA.
Some correspondence with the CPA's.

All of the monthly treasurers' reports are available online or from Brodie. Brodie prepares monthly financials and prior ones are available from them.

The annual 2017 audit should be available in March of 2018.

Upon motion, the proposed budget for 2018 was approved.

COMMITTEE REPORTS

FITNESS CLUB

Accounting procedures are still being reviewed. Jill noted that the equipment is inspected annually and anything that cannot be repaired is removed. Since there is no provision in the budget for replacement equipment that will be discussed should the need arise.

GROUNDS

Van reported that BrightView will be doing three more leaf pick-ups.

Leaking downspouts at 606, 607 and 1007 will be checked by JMJ.

MARINA

The committee met in October and discussed repairs to the wave screen and a few other items. Ashley will obtain the names of several contractors so that the job can be bid out. The dock water has been turned off. Ron reported that the marina is financially sound.

There has been a request to make the video camera footage of just the marina available to residents. In order to do this the equipment would have to be upgraded because all of the cameras are on the same circuit. Upgrades will be investigated and discussed.

POOL

Brodie collected estimates for the back-flow preventer installation. Heidler Plumbing came in considerably lower since the other bidders would actually just be "middle men" who would call a plumber to do the job. See Management Company Report below.

MANAGEMENT COMPANY REPORT

- Annual Meeting: ****INFORMATIONAL PURPOSES ONLY**** Annual Meeting Notice was mailed out on November 10, 2017. To date, we have received 10 proxies with one write-in nomination. (Quorum is 35%)
- Backflow Preventer: ****BOARD ACTION**** Obtained proposals for installing a new ½" backflow preventer with plumbing permit and test from the following companies:
 - Heidler Plumbing: \$497
 - Classic HVAC Services: \$1,725
 - American Pool: \$2,550
 - Aquasafe Pool: \$2,700

The board decided to have Heidler Plumbing do the work.

- Marina Stair Lighting: ****BOARD ACTION**** JMJ has provided two options for the installation of new lighting below:
 - Option One: \$1,040.00- Convert existing 4 lights to LED and lower them to illuminate the platform instead of the handrail. Additionally, install 4 new LED lights. (see photo for placement)
 - Option Two: \$1,300.00- Convert existing 4 lights to LED and lower them to illuminate the platform instead of the handrail. Additionally, install 6 new LED lights. (see photo for placement)

Tabled for more discussion with the Marina Committee.

- 2018 Budget Draft: ****BOARD DISCUSSION**** Sent out to homeowners for review on November 10, 2017. Projected a zero increase for monthly dues for 2018.

Passed (see Treasurer's Report above).

- Call Log Attached: ****INFORMATIONAL PURPOSES ONLY**** (Attached)
- Delinquency: ****INFORMATIONAL PURPOSES ONLY**** No delinquencies noted

NEW BUSINESS

Ray turner reported on his work investigating the possibility of switching from City Water to County Water. Doing this would greatly reduce our water bill and could also make a significant reduction in our condo fees. However it would also involve an up-front cost and a 30-year front foot loan similar to what is in place for sewage. As of now there are no estimates of these costs and this will take a very long time (years) to investigate. Ray has agreed to continue working with the county to see if this is possible and exactly what the costs would be.

OLD BUSINESS

Ashley will have JMJ look at the steps from behind the 600 building to the courtyard. One corner of the concrete is broken off.

We owe the company that was checking our security cameras and we will pay for that but not vote on any further work done until after we receive a recommendation from the Marina Committee.

There being no further business, the meeting was adjourned at 7:30 P.M.

Respectfully submitted by Nan Harrison, Secretary

THE NEXT BOARD MEETING WILL BE HELD AT 6:30 P.M. ON THURSDAY, JANUARY 25, 2018

ANNUAL MEETING
SATURDAY, DECEMBER 2nd
9 a.m.
800 BUILDING, LOWER LEVEL