

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday, February 23, 2017

BOARD MEMBERS PRESENT:

Rusty Bergen, President
Ron Seligmann, Vice President
Nan Harrison, Secretary

OWNERS PRESENT: Christine Alvey, Anne Jordan, Debra Winters

MANAGEMENT COMPANY REPRESENTATIVE: Ashley Burlock

Rusty called the meeting to order at 6:30 p.m. The minutes of the January 26th meeting were approved as written.

OWNERS' ISSUES

Debra Winters (801) squirrel's next in outdoor wiring. Please see management report.

MANAGEMENT COMPANY REPORT

- **Roof Replacement:** ****INFORMATIONAL PURPOSES ONLY**** Confirmed with Ron, Project manager with S&K and Rick Wagner from Dedicated Roof and Hydro- Solutions, that the roofing project is 100% complete.
- **Dock Step Replacement:** ****BOARD ACTION**** Met with Phil from Cunningham on February 17 to discuss the final invoice. Mark has proposed a reduction to the final invoice by ½. Final invoice amount \$820.00.

Upon motion the board voted to accept the 50% reduction to the final invoice. Still waiting for the final inspection.

- **Parking Lot Light Repairs:** ****PROJECT COMPLETED**** Mr. Electric confirmed lights are all working. Converted building 100 fixture to LED because the ballast went bad after the light warmed up. **Additional cost \$300.00.** To better understand what the wires look like underground, see sample provided by Jay.
- **Laundry Equipment Upgrade:** ****COMPLETED****. Spoke with the installation Manager from CSC Services, no issues were noted. Completed a follow up inspection and noted no damaged items.

The large capacity equipment is in the 800 building. See next item.

- **Locks for buildings:** The following proposals were received for locks on buildings:
 - **Protection One:** Provided a proposal for key fobs. \$6 per key fob. For 56 key fobs the price would be \$336 + 1,995.00 for installation of door controller/1 reader etc. for a total price of **\$2,331.00.**
 - **Electronic Keypad-** Amazon- Includes 2 override keys- **\$79.97**

The board approved installation of the electronic keypad on the laundry room door in the 800 building.

- **2016 Financial Audit:** **** INFORMATIONAL PURPOSES ONLY**** Malvin, Riggins & Company has confirmed that they are getting ready to send the draft Audit over for review to Brodie Managements Controller.
- **FHA Certification:** ****INFORMATIONAL PURPOSES ONLY**** Management is currently working with Gary Gooch, FHA representative on getting the necessary information over to him for review.

Dreams Landing comes up for recertification on July 8, 2017.

- **Hot Water Heater- Building 1200: **BOARD ACTION**** Currently leaking water onto the floor and the sheet metal jacket is holding water inside as well. Exterior is now rusted from leakage. Needs to be replaced. (proposals attached for review)
 - Around the Clock Plumbing- \$6,175.00
 - Heidler Plumbing- \$6,260.00
 - Calvert Mechanical- \$8,141.00.

This is an owner (all four in the building) expense and will be discussed with them.

- **801 Dreams Landing- **BOARD ACTION**** Informed Management that a squirrel had eaten through the wire that services the units HVAC/Heat Pump. Owner requests that the wire box be sealed at one end, which is open, so no animals can intrude inside. **(Photos provided by owner attached)**
 - Calvert Mechanical- \$538.00. They will install end plates and spray foam to seal all entry ways for buildings 800 and 1200. Calvert confirmed that building 300 is a vertical box and will not need anything done to it.

The board approved the preventative maintenance above to be done by Calvert Mechanical.

- **Fitness Center: **INFORMATIONAL PURPOSES ONLY****
 - **Install Rubberized Flooring –** Installation Completed on 2/22/2017 by Mallory Carpet. Final payment of \$3,236.20 will be released after my final inspection.
 - **Complete Repairs and Paint Walls and Ceiling –** Completed: I inspected the center and everything looks great. Jill, Committee chair, confirmed all repairs look great as well.
 - **Full Spectrum Equipment:** After final inspection for rubberized flooring is complete, we will contract Greg from Full Spectrum to provide preventative maintenance to the fitness equipment.

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

TREASURER'S REPORT

Mike submitted the following via email:

Cash	131358
Roof to Date	93464

It's too early to think about over and under budget items. Nothing else to report this early in the year.

COMMITTEE REPORTS

MARINA: Ron Seligmann suggested that slip license holders meet following the board meeting on March 30th. A notice will be emailed to them.

GROUNDS: None

ARCHITECTURAL: None.

POOL: None

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, March 30th.