

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, March 30, 2017

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Christine Alvey, Kevin Thomas, Jane Welch.

MANAGEMENT COMPANY REPRESENTATIVE: Ashley Burlock

Rusty called the meeting to order at 6:30 p.m. The minutes of the February 23rd meeting were approved as written.

OWNERS' ISSUES

Exposed cable wires – an ongoing problem with both Comcast and Verizon. Attic dormers: tabled until owner presents proposal at a board meeting.

COMMITTEE REPORTS

GROUNDS: Van will ask BrightView to prune the tree by the flag pole.

POOL: The new contact at American Pool but is familiar with Dreams Landing. There have been two party requests for this summer. Owners are reminded that party guests may use the pool from 8 p.m. to 10 p.m. (after normal pool hours) but that they are responsible for paying the life guard.

MARINA: There will be an organizational meeting tonight after the board meeting.

FITNESS CLUB: see the Management Company Report below.

MANAGEMENT COMPANY REPORT

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

- **Roof Replacement: \*\*INFORMATIONAL PURPOSES ONLY\*\*** Final payment will be processed in the amount of \$75,583.00 from First Citizens Bank. Currently waiting for checks to authorize withdrawal from this account.
- **Dock Step Replacement: \*\*INFORMATIONAL PURPOSES ONLY\*\*** Cunningham confirmed that the final inspection with the County is scheduled on Friday the 31<sup>st</sup>. Cunningham will contact me thereafter with details on the report.
- **Locks for buildings: \*\*INFORMATIONAL PURPOSES ONLY\*\*** Installed key pad lock on building 800 laundry room. Email was sent out informing owners the passcode is 21401.
- **2016 Financial Audit: \*\* INFORMATIONAL PURPOSES ONLY\*\*** 2016 Final audit received.
- **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 (verbal quote, proposal will be provided thereafter)
  - Heidler Plumbing- \$6,260.00
  - Calvert Mechanical- \$8,141.00.
  - Home Depot- second highest bid

*This has been identified as an owner responsibility to be shared by the four unit owners. Ashley will notify them. The association will contact Around the Clock and pay them and the four owners will reimburse the association within 30 days.*

- **801 Dreams Landing- \*\*INFORMATIONAL PURPOSES ONLY\*\*** Calvert Mechanical confirmed installation of exterior boxes has been completed.
- **Fitness Center: \*\*INFORMATIONAL PURPOSES ONLY\*\***
  - **Install Rubberized Flooring** – Completed
  - **Complete Repairs and Paint Walls and Ceiling** – Completed:
  - **Full Spectrum Equipment**-Completed-Full Spectrum came out and serviced all equipment on March 15. Maintenance/ status report was sent to Fitness Club Committee chair for review. *Paramount ST4 recommended replacement and Nordic Track Pro Skier recommending discarding immediately for safety and improper functioning reasons.*

*The committee will meet to discuss what equipment to keep.*

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

#### TREASURER'S REPORT

As of 2/28/2017

Cash 128,943

Over Budget

Water 3421

Grounds 2826 (timing-should even out)

Gen. Maint. 6432

We have paid the roofing contractor \$88,479 to date, and will be paying them the balance of \$75,583 this week.

Our reserves are very low and we need to be very conscious of future spending for the next year or so. Reserves will gradually build back up over time.

If you would like to see a copy of the 2016 audit, please contact Mike.

#### ANNOUNCEMENTS:

Brodie Management has informed us that our new representative is Ruth (replacing Bill). Ashley will continue as the assistant.

There being no further business, the meeting was adjourned at 7:20 P.M.

Respectfully submitted by Nan Harrison, Secretary

**THE NEXT MEETING WILL BE HELD AT 6:30 P.M. ON THURSDAY, April 27th.**