

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, April 27, 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, Phil Lowry, Jean and Jim Morrow, Kevin Thomas, Rob Turnblacer.

MANAGEMENT COMPANY REPRESENTATIVE: Ruth Angell, Ashley Burlock

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

OWNERS' ISSUES

The back steps and railings on units 1104 and 1304 need to be repaired/replaced. They are original to the condo conversion and will be taken care of by the association.

Phil Lowry brought drawings of what different sized dormer windows would look like if added to the roofs in the rear of the buildings. The board will consider this proposal and get back to Phil.

COMMITTEE REPORTS

GROUNDS:

- Neighbors please be considerate when you make requests since our budget is very limited this year due to all of the big projects we have undertaken to enhance our community. Also remember homeowners have the option of making improvements, with BOD approval, within ten feet of the property. However no tree or bush planting will be approved that could block any neighbors view of the water.
- The appropriate areas within our community have been mulched.
- Grass areas in the community are filling in after the winter. Please remember this is also a high growth time for weeds which we will deal with, as in the past.

Action Steps:

1. Tree limbs catching our community flag on the flagpole will be trimmed.
2. We have some dead bushes in front of homes, from the winter, that will be replaced (**Bayberry tree at \$49**).
3. The Dreams Landing gardens in front of the 500 building will be weeded.
4. We have requested a quote to install stone under the marina steps to deal with the ground erosion issue (**at \$575**).
5. We have also requested a quote to convert the limited grass area behind the 300 building to a mulch area like behind the 200 building (**at \$760**).

The total of items 2, 4 and 5 is \$1,284 and there is room in the grounds budget to do these items. Van will try to get BrightView to do the work for \$1,050.

Jim Morrow asked about Alan Hyatt's trees. Although work has been done over there we need to keep an eye on them and report any that need attention to Alan.

## TREASURER'S REPORT

Cash 102,810

### Over Budget

Water	3421
Pool	2100
General Maint.	6610
Electrical	6704
Fitness Club	2278
Audit	2800
Insurance	4809

\$75583 was paid in April to make the final roof payment

Mike noted that for the next 18 months we should avoid unnecessary spending.

### MARINA:

Ron Seligmann reported that the committee held a meeting after the March 30<sup>th</sup> board meeting. There are four members of the committee and Ron and Rob Turnblacer will act as co-chairs. The dock water has been turned on. There is a new owner of a unit with a slip and Rusty needs to sign their slip license. John Sheerin will remove his boat by next week. The marina finances are healthy and Ron will present a budget at the next board meeting. Rob and Kevin Thomas asked to be allowed to purchase, install and maintain a fish cleaning station on the dock. The board agreed.

POOL: Water is on in the pool house. In exchange for a free weekend in September, American Pool will conduct life guard training in our pool on May 5<sup>th</sup> and May 8<sup>th</sup> through 12<sup>th</sup> (weather permitting). The pool will be open on weekends only starting May 20<sup>th</sup> and will open for the full season on June 9<sup>th</sup>.

### PET COMMITTEE:

The German Shepherd from the property across from the 1100 building has been seen alone in our upper courtyard. We will ask Sam Ewing to contact the owners.

### MANAGEMENT COMPANY REPORT

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

- **Roof Replacement: \*\*INFORMATIONAL PURPOSES ONLY\*\*** Final payment in the amount of \$75,583.00 has been cut on April 12<sup>th</sup>. April Financials will reflect accounts.
- **Dock Step Replacement: \*\*INFORMATIONAL PURPOSES ONLY\*\*** Cunningham contracting met with the County and inspected the steps. Inspection report provided by the County is underway.
- **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.

***Rusty asked Ashley to make sure that the information reflects the large drop in the number of units that are used as rentals.***

- **Hot Water Heater- Building 1200: \*\*BOARD DISCUSSION\*\*** Mike from Around the Clock Plumbing has ordered the hot water heater. Arrival is scheduled for May 3<sup>rd</sup>. Once Mike receives the hot water heater, we will schedule for installation and send out the notice to the 1200 building owners.
- **Hot Water Heater Reimbursement- \*\*BOARD DISCUSSION\*\*** A letter has been drafted and cost related is open for discussion relating to payment options, single payment, or payment installments.

***It is recommended that payment be made by the association with reimbursement from the four homeowners due within 20 days.***

- **Maintenance/Replacement of Decks:** **\*\*BOARD DISCUSSION\*\*** Two homeowners have reported issues with their decks, splintering and rotted wood. The documents indicate the “side decks” are homeowner responsibility.

***Please see Owners’ Issues above. These are not decks, they are the steps at the back doors of units 1104 and 1304. They are original to the condo conversion and therefore the responsibility of the association.***

- **Delinquency Reports (if any):** No Delinquent Accounts to report.
- **Call Log Attached**

There being no further business, the meeting was adjourned at 7:30 P.M.  
Respectfully submitted by Nan Harrison, Secretary

**THE NEXT MEETING WILL BE HELD AT 6:30 P.M. ON THURSDAY, May 25th.**