

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, May 25, 2017

**BOARD MEMBERS PRESENT:**

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

**OWNERS PRESENT:** Michelle Henkle, Madeleine Rivers

**MANAGEMENT COMPANY REPRESENTATIVE:** Ruth Angell

Rusty called the meeting to order at 6:30 p.m. The minutes of the April 27th meeting were approved as written.

**OWNERS' ISSUES**

Madeleine Rivers will submit a request for a change to her back deck to the Architectural Committee

**COMMITTEE REPORTS**

**GROUNDS:**

The BOD would like to thank those neighbors who have done recent landscaping projects around their home that enhance their home and community. Thank you!

1. Mulch and boarder stonework was completed behind the 300 building.
2. Stone was inserted behind the steps to the marina to reduce erosion.
3. TruGreen has fertilized our community this week.
4. Various bushes were trimmed back within the community.
5. Weeds have been removed from the Dreams Landing gardens and various locations around the community.
6. A dead bush was replaced in front of 203.

**Action Items:**

1. Tree behind 103 will be trimmed.
2. Low hanging tree limbs behind the 400 building will be trimmed back.
3. BrightView will provide a proposal for the placement of stone in the growing gaps of the bulkhead to reduce further slippage of the stone into the Severn.

**Future events:**

1. While we do not have any budget for such things we have identified some over grown trees that are starting to brush against our buildings. We have asked BrightView to have their arborist come and identify trees that require work and provide a proposal.
2. There are some overgrown trees in back yards that need to be trimmed or significantly cut back. In the weeks ahead we will identify those that could destroy property. Once these trees are identified to the homeowner any damage they cause will become the homeowner responsibility.

Tree branches near the flag pole need to be pruned.

Gaps in the revetment were discussed. Rusty will speak with an independent consultant to determine if this is normal or something that should be addressed now.

## MARINA:

The fish cleaning station has been purchased but is back-ordered. Slip occupancy fees are on track. Ron is maintaining a list of slips that are rented or available for rent. Maintenance items include some soft boards, nails on piling caps that need to be pounded, some lights that have burned out and some electrical outlets that are not working. An electrician will be contacted to check the electrical issues.

## POOL:

The pool is now open on weekends. The permanent guard has not yet been named. Rusty noted that the parking lot tends to fill up when the pool is open and reminded boaters that they may park there when loading and unloading for a trip but must return their car to their normal parking area before leaving the marina.

## TREASURER'S REPORT

As of 4/30/2017

Cash	45109 (after final roof payment)
Over Budget	
Water	5049
Pool Contract	2100 *
General Maint.	5282
Electrical Repair 6604	
Fitness Club	2278
Accounting	2800 *

\* Will recover as year progresses.

Mike noted that we should continue to avoid unnecessary spending.

Mike is looking into setting up a completely separate account for the Fitness Club and moving the dinghy storage account to the Marina budget.

## 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 was cut on April 12<sup>th</sup> April Financials will reflect accounts.
- **Dock Step Replacement:** **\*\*INFORMATIONAL PURPOSES ONLY\*\*** Cunningham contracting confirmed that a railing will need to be installed and painted white to allow wood to be pressure treated. Invoice is not to exceed \$550.00 per Cunningham.

***They also need to check some of the wood that was used on the railing.***

- **FHACertification:** **\*\*INFORMATIONAL PURPOSES ONLY\*\*** All information has been submitted to Gary Gooch. FHA is currently processing all information. Turnaround time for approval is 3-4 weeks
- **HVAC Lines:** **\*\*BOARD DISCUSSION\*\*** A few homeowners have reported issues with their HVAC lines being disconnected. Per Ron, his techs are not certified in HVAC, therefore no obligated to report any repairs needed for certain lines.
- **Hot Water Heater- Building 1200:** **\*\*BOARD ACTION\*\*** Mike from Around the Clock Informed Management that the main valve did not hold when removing the hot water heater. \$300 extra for new valve installation. Romex connector needs to be repaired as well next week at no additional cost. Board vote needed to assume extra cost or disburse additional cost to homeowners. Payments from homeowners requested back by no later than June 25, 2017.

***The board approved the additional \$300 which will add \$75 to each homeowner's cost. They will be informed by letter and will be reminded that payment must be received on time.***

- Maintenance/Replacement of Decks: **\*\*BOARD ACTION\*\*** Two homeowners have reported issues with their decks, splintering and rotted wood. JMJ went out and inspected decks at 1104 and 1304. (Proposals attached for review)

***The board approved the work and noted that once they are replaced they become the homeowner's responsibility.***

- MALVIN RIGGINS & COMPANY: **\*\*BOARD ACTION\*\*** Audit engagement letter requires Board signature. (information attached for further review)

***Mike will sign.***

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

ANNOUNCEMENTS:

The June Deck Party will be held on Saturday, June 10<sup>th</sup>. Upon motion \$100 was budgeted for the party. Details to follow.

There being no further business, the meeting was adjourned at 7:35 P.M.  
Respectfully submitted by Nan Harrison, Secretary

**THE NEXT MEETING WILL BE HELD AT 6:30 P.M. ON THURSDAY, JUNE 29th.**