

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday, June 29, 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, Jozette Booth, Jean and Jim Morrow, Canby Robertson

MANAGEMENT COMPANY REPRESENTATIVE: Ruth Angell

Rusty called the meeting to order at 6:30 p.m. The minutes of the May 25th meeting were approved as written.

OWNERS' ISSUES

Jozette Booth asked what the board is going to do about the condensation lines that leaked in several units and caused interior damage in hers. This occurred after the gutter covers were installed. Discussion followed. Ruth will speak with JMJ to determine what they did to attempt to correct this issue.

Jozette requested a written answer from both the board and Brodie Management.

Additional condensation drain issues:

Canby Robertson submitted an invoice for \$182.50 for the repair of a broken coupling on her condensation drain pipe. The Morrrows reported that the fail-safe condensation drain on their unit had to be readjusted to drain properly. Christine Alvey noted that during her HVAC check the pipe was moved further into the gutter.

Mike stated that we also need to involve the independent engineering consultant (Rick Wagner) who was paid to make recommendations and oversee this project.

As soon as possible Rusty will meet with Jonas Brodie and Rick Wagner to determine responsibilities of the consultant and contractor and the wording of the contracts.

Please see the management report for more on this subject.

Canby also noted that since the installation of the gutter covers water runs over the covers and down the side of the building during heavy rains. Several other unit owners have noted this and this will also be discussed with the engineer.

Christine reported that her idea of replacing some of the vinyl straps on the pool furniture proved to be much more involved than she thought it would be.

Jim Morrow asked about his back steps that were replaced by the association. This type of repair, if replaced in-kind is the association's responsibility. If there is any modification to the steps they become the responsibility of the unit owner.

COMMITTEE REPORTS

GROUNDS:

The following is an update concerning the Dreams Landing grounds.
All the bushes within our community have been trimmed back.

We have some pending projects that are scheduled to be dealt with and listed below:

1. Trim the tree behind 103.
2. Reseed the bare areas in front and on the side of the 100 building and in front of 604.
3. Trim back the over grown vine and tree limbs in the area to the right of the sun deck.
4. Treat the poison ivy on the sidewall of the sun deck.

Our BrightView Arborist has surveyed all our trees within our community and made recommendations on work that should be done to maintain the health and appearance of the trees.

1. The Arborist has identified trees in the backyard of homes that have gotten so large that they pose a danger to community common space. The BOD will be sending notes to the homes with these over grown trees. If any of these trees damage any common space property it will be the responsibility of the homeowner to pay for the repairs. BrightView is willing to consult with any homeowner about their back yard tree work. Our account manager is Adam Zapata. We recommend you send him an email - Adam.Zapata@BrightView.com be sure to include your address.
2. The majority of the community proposal deals with pruning our trees of dead wood and removing limbs that are a danger to homes, cars, and common space. They have also recommended the removal of a dying tree in the courtyard behind the 700 and 1300 buildings.
3. The trees identified as needing work have a green tape around them.
4. Their work is expensive because it requires trained technicians to climb the trees by hand, so that they don't damage the tree and carefully cut and remove these limbs.
5. Of our 54 numbered trees 25 trees have been identified as needing work. We have received a detailed list of the recommended work for each tree and the cost to do the work.

The BOD decided to not do any of this tree work due to lack of budget.

Brodie will source a tree company to take down the sick tree behind the 1300 building.

TREASURER'S REPORT

Cash 46854

Over Budget

*Grounds
General Maint.
Electrical Repairs*

Hire quality contractors. They must be vetted thoroughly. We must have a contract with any contractor which inures to us, and gives us adequate recourse in the event of a problem.

Creation of a separate account for the Fitness Center was discussed but will not be implemented at this time.

MARINA:

Ron reported that the marina account is healthy, with \$14,166 in the operating account and \$15,700 in reserves. He thanked Van for replacing burned out light bulbs on the docks. JMJ will replace some soft deck boards and an electrician will be called in to check/repair one electrical box.

Mike asked about certificates of insurance for boats in the marina and Ron answered that all boats in the marina submit one with their slip occupancy paperwork, in addition to their title and the check for the annual fee. The committee will discuss the level of maintenance that should be required of boat owners.

POOL:

Several private parties are scheduled for the summer. Please see the calendar on the pool bulletin board.

MANAGEMENT COMPANY REPORT

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

- **Dock Step Replacement:** ****INFORMATIONAL PURPOSES ONLY**** Mark Cunningham confirmed the railing final inspection has been complete by the County Inspector. A meeting is pending with Mark Cunningham, Board members and Brodie to discuss the Board's concerns relating to construction of the staircase.

This meeting is scheduled for Tuesday, July 18th at 1:00 p.m.

- **FHA Certification:** ****INFORMATIONAL PURPOSES ONLY**** Confirmation of the community FHA Approval was received on June 1, 2017 by Gary Gooch. The Condo ID Number is P004597 and the expiration date is 6/1/19
- **HVAC Line 1002 Dreams Landing (Jozette Booth):** ****INFORMATIONAL PURPOSE ONLY**** Jozette Booth provided Manager with her HVAC Contractors information by forwarding an e-mail. Her vendor confirmed that the cause of the leak was by natural deterioration of an area of connection in her condensate line in the attic under insulation. He reported that the glue was old and caused the pipes to disconnect.
- **Hot Water Heater- Building 1200:** **** INFORMATIONAL PURPOSES ONLY **** Mike from Around the Clock Plumbing had to order a part for the top of the hot water heater. When he returns to install that part, it will be necessary to shut off the water for approximately two hours.
- **Building 800/Door Repair:** ****INFORMATIONAL PURPOSES ONLY**** The entry door on building 800 is not closing properly. JMJ is to inspect and make necessary repairs.

The repair has been completed.

- **Maintenance/Replacement of Decks:** **** INFORMATIONAL PURPOSES ONLY **** 1301 Dreams Landing – JMJ's proposal was approved and JMJ will schedule this project with the unit owner
- **Shared Water & Trash:** ****INFORMATIONAL PURPOSES ONLY**** Units 1806 and 1800 have been billed back for shared water and trash expenses for the year 2016. Payments in full have been received.
- **Hot Water Heater Chargebacks:** ****INFORMATIONAL PURPOSES ONLY**** Chargebacks have been placed on the accounts for affected units. Ashley confirmed that payments for the initial chargeback have been received. We are anticipating full payments for the additional charge of \$300 as well.
- **MALVIN RIGGINS & COMPANY:** ****BOARD ACTION**** Audit engagement letter requires Board signature. A copy of the engagement letter was provided to the Board in May. Mike agreed to sign and return to Brodie.

Mike reported that this was signed and sent directly to Malvin Riggins & Company.

- **COMMON AREA TREES:** ****BOARD ACTION**** Brightview submitted several proposals relating to trees throughout the community, with a detailed list and map of those trees. (Attached)

The board decided that we cannot afford this work at this time but that the diseased tree behind 1304 is a safety hazard and will be removed.

- **COMMON AREA IVY/VINES/TOP DRESS:** ****BOARD ACTION**** Brightview submitted a proposal to address various items to include the removal of ivy/vines/ and top dress and seeding. (Attached).
- **Call Log Attached:** ****INFORMATIONAL PURPOSES ONLY**00067**
- **Delinquency Reports (if any):** No Delinquent Accounts to report.

OLD BUSINESS

Rusty responded to Eva Gholsen's request for a lock on the front door to the 800 building, stating that no other residents of the three apartment-style building have requested a lock and that it would be an expensive inconvenience.

There being no further business, the meeting was adjourned at 8:32 P.M.

Respectfully submitted by Nan Harrison, Secretary

**THE NEXT MEETING WILL BE HELD AT 6:30 P.M. ON THURSDAY, AUGUST 31st .
THERE IS NO MEETING IN JULY.**