

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, August 31, 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, Liz Donohoe, David Ewing, Sandy Meyer, Janie Welch.

MANAGEMENT COMPANY REPRESENTATIVE: Ruth Angell

Rusty called the meeting to order at 6:30 p.m. The minutes of the June 29 meeting were approved as written.

OWNERS' ISSUES

The letters sent to 18 unit owners regarding their back yard trees were discussed. Please see grounds report below (item #4).

Christine Alvey asked about the status of the proposed "catio" for her back yard. She was asked to complete and submit the architectural change form.

COMMITTEE REPORTS

GROUNDS:

1. We appreciate neighbors that enhance the area around their homes to include behind their home.
2. Our common areas were fertilized this month.
3. Repair of damaged grass areas has been successful with recent rain.
4. Eighteen homeowners were contacted with a request to trim back yard trees due to the risk to personal and community property. Homeowners will make their own arrangements to get this work done or contact BrightView for help.

***If a tree does cause damage, any repairs would be the responsibility of the homeowner.***

***The crepe myrtles at 601 were again identified as blocking the view at 704.***

5. Overgrown vines, weeds, and low hanging tree limbs were removed from the right side of the sun deck. Poison Ivy on the right side of the building was also treated and removed.
6. We plan to also remove the overgrown vines, weeds, and low hanging tree limbs from the area to the left side of the pool deck down to the marina.
7. Dead tree limbs continue to fall and are removed during weekly service.
8. The tree behind the 1300 has not yet been removed even though it was approved.

***Upon motion it was decided to accept the proposal of Unlimited Tree Service to remove the tree behind 1304.***

Considering our 2018 community budget:

1. We should plan on the same spend rate for next year.
2. Funds should be allocated so our trees could be trimmed during 2018.

## ARCHITECTURAL REVIEW

The committee recommended replacement of the rear decking of unit 903. The association will pay the cost of replacing the original decking and the homeowner will pay for the cost of upgrading it to a composite material instead of wood. She also accepts that going forward any repairs will be her responsibility.

## MARINA

Ron reported that JMJ did a good job replacing warped or rotted deck boards on both piers. Minor electrical repairs were made. The marina is in good shape financially. The fish station seems to be a nice addition to the marina. As promised, it is being kept clean.

## POOL

American Pool notified us that we need to install a back flow preventer in order to be in compliance with the county regulations. Ruth will obtain bids for the project.

Janie Welch asked Ruth for a current accounting list for both the dinghy rack and the storage units.

## TREASURER'S REPORT

Cash                \$49,996

### Over Budget

Water

General maintenance

Electrical repairs

The Fitness Club line item was removed from our financials at the recommendation of the auditor. The assumption was that as a liability it was not going to be repaid. The fitness club with a very low paying membership and low dues is heavily subsidized by the condo association. Any major additional expenditures for the club should require a new dues structure or significant additional members or both.

Budget time is coming, please consider what you will need for 2018.

## MANAGEMENT COMPANY REPORT

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

- **Dock Step Repairs/Cunningham Contracting:** **\*\*INFORMATIONAL PURPOSES ONLY\*\*** A meeting has been arranged with Mark Cunningham, Jonas Brodie and Ruth Angell, to be held on Wednesday August 30, 2017 at 10:30 a.m. to discuss the agreed upon repairs to dock staircase.

***They will also meet on September 10<sup>th</sup> re: the final punch list before payment is released to Cunningham.***

- **Pier Repairs:** **\*\*INFORMATIONAL PURPOSES ONLY\*\*** The Board approved a proposal with JMJ Contracting to replace select damaged pier boards. JMJ used stainless steel screws as requested. This project is complete and to the Boards satisfaction.
- **Fire Extinguishers:** **\*\*INFORMATIONAL PURPOSES ONLY\*\*** The annual fire extinguisher inspections have been completed, as of Tuesday August 29, 2017.
- **Condensate Lines:** **\*\*INFORMATIONAL PURPOSE ONLY\*\*** We have not received any new reports of condensate line issues and we will continue to monitor.

- **1005 Dreams Landing: \*\*INFORMATIONAL PURPOSE ONLY\*\*** Ron Berry agreed to install a vent in the attic for owner, at no cost to the Association.
- **201 Dreams Landing: \*\*INFORMATION PUPROSE ONLY\*\*** Mr. Trumpy experienced water damage, due to the failure of the exterior sump pump. The sump pump was repaired promptly and Mr. Trumpy's unit was mitigated according to his schedule. In addition, a reimbursement check was processed in the amount of \$500 to clean carpet stains as a result of the flooding.
- **Gutter Leaking at 606/607: \*\*BOARD ACTION\*\*** Rusty reported a gutter leak during heavy rains. JMJ inspected the gutter and determined that the water is coming in from the middle of the wood bundle and the gutter. They can repair at a reduced rate of \$350, if they can make this repair at the same time as the needed water testing at 1001 Dreams Landing (noted]= below).
- **1001 Dreams Landing - Water Testing for Leak: \*\*BOARD ACTION\*\*** Jairo from JMJ inspected this unit for a water leak and stated he would need to perform a water test to find out where it is originating from. Jairo suspects it may be from the roof line. The cost for the water test will range between \$250 -\$350.

***Ron Berry will check on 9/6. No water testing at this time.***

- **Laundry Room Water Leak \*\*BOARD ACTION\*\*** JMJ inspected the laundry room to locate the cause of an occasional leak when it rains. JMJ submitted a proposal to water proof the foundation in the amount of \$3,800. (Attached)
- **Pool Entry Tile Repairs: \*\*BOARD ACTION\*\*** JMJ proposed to repair the tiles at the pool entryway at a cost of \$900. (Attached)
- **Pool – Back Flow Preventer Installation: \*\*BOARD ACTION\*\*** American Pool submitted a proposal to install a back flow preventer. The line to fill the pool and all other water in the building feeds off the same line, requiring a back flow preventer per Anne Arundel County Health Department, to be compliant. The cost to install is \$2,550.00. (Attached) The back flow testing must be complete annually at a cost of approximately \$150-\$200.
- **(DEAD MAPLE) FOR REMOVAL AT 1300 DREAMS LANDING: \*\*BOARD ACTION\*\*** Pricing was received for the removal of dead/deteriorating maple tree from Brightview Landscaping \$1,405, Bartlett Tree Services \$1,980, Ballard Enterprises \$1,700, and Unlimited Tree Service \$450. Pricing for each includes stump grinding. (Attached)

***See Grounds report item #8.***

OLD BUSINESS

Information on approved storm doors will be researched and added to the web site.

NEW BUSINESS

A contractor used a dumpster to dispose of building materials and a blast email was sent to the community to remind unit owners that they are responsible for informing anyone doing work for them that all debris must be removed from Dreams Landing property.

There being no further business, the meeting was adjourned at 7:40 P.M.

Respectfully submitted by Nan Harrison, Secretary

**THE NEXT MEETING WILL BE HELD AT 6:30 P.M. ON THURSDAY, SEPTEMBER 28th .**

**FALL DECK PARTY -- TBA.**