

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday, January 25, 2018

BOARD MEMBERS PRESENT:

Rusty Bergen, President
Ron Seligmann, Vice President
Meghan Bourne, At-Large
Nan Harrison, Secretary

OWNERS PRESENT: Christine Alvey, Jean and Jim Morrow

MANAGEMENT COMPANY REPRESENTATIVE: Ashley Burlock

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

OWNERS' ISSUES

Jean and Jim Morrow noted the recent trimming and how much it has helped the appearance of the grounds. They also asked if there needs to be a vote on the two new board members, Meghan Bourne and Scott Ashley. According to the by-laws, in the event that there are no candidates for open positions on the board the remaining board fills the vacancies by appointment.

MANAGEMENT COMPANY REPORT

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

- Backflow Preventer: ****INFORMATIONAL PURPOSES ONLY**** Heidler installed the Backflow preventer at the pool on January 19, 2018. No issues were reported during the installation. Total for project: \$497.00. Once water is turned back on, they will come out and certify the pump.
- 606 and 1007 Gutter Issues: ****INFORMATIONAL PURPOSES ONLY**** JMJ completed both gutter repairs on January 11, 2018 for a total of \$450.00. Invoice was approved for payment on 1/11/18.
- Steps Behind 600 Building: ****INFORMATIONAL PURPOSES ONLY**** JMJ completed the repairs to the concrete step on January 11, 2018 for a total of \$100.00. Invoice was approved for payment on 1/11/18.
- Security Camera Invoice: ****INFORMATIONAL PURPOSES ONLY**** Invoice for services performed was paid on 12/13/2017 in the amount of \$463.91.
- Trash and Water Charges: ****INFORMATIONAL PURPOSES ONLY**** Letters and invoices were sent out to both 1806 and 1800 Dreams Landing Way. Deadline to submit payment is February 1, 2018.
- Call Log Attached: ****INFORMATIONAL PURPOSES ONLY**** (Attached)
- Delinquency: ****INFORMATIONAL PURPOSES ONLY**** No delinquencies noted

TREASURER'S REPORT

No report at this time. Ron Seligman asked what the goal for the reserve account should be. Historically it is in the neighborhood of \$250,000.

COMMITTEE REPORTS

MARINA

Lerian and Bradbury assessed the condition of the marina and saw no need for major repairs at this time. They are monitoring the wave screen and will discuss repairs in the spring.

Possible changes for marina rules are being discussed by the committee. If you are a slip holder and have suggestions please submit them to Ron Seligmann before April.

Lighting on the stairs to the marina is still being discussed.

ARCHITECTURAL – no report

FITNESS CLUB

If you've picked up a few extra pounds over the holidays, the newly refurbished Dreams Landing Fitness Club (located in the basement of the 1200 Building) can help you shed them. For more information about the club, see the Dreams Landing Condominium website and contact Jill Voran at jvoran1071@aol.com

GROUNDS

Van is no longer overseeing the grounds and we need a volunteer to replace him. For the short term, Rusty will interact with BrightView. If you have any suggestions or would like to volunteer for this position please contact Rusty.

POOL--Closed

OLD BUSINESS

There is one vehicle with expired registration that has been parked in one of the lots for more than a year. This has been discussed with the owner several times but the car has not been removed. Brodie will send a letter to the owner noting a deadline for removal or it will be towed at the owner's expense.

Please remember to break down boxes that go into the recycling and trash dumpsters!

There being no further business, the meeting was adjourned at 7:05 P.M.

Respectfully submitted by Nan Harrison, Secretary

THE NEXT BOARD MEETING WILL BE HELD AT 6:30 P.M. ON THURSDAY, FEBRUARY 22, 2018

800 BUILDING, LOWER LEVEL