

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday, February 22, 2018

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Christine Alvey

MANAGEMENT COMPANY REPRESENTATIVE: Ashley Burlock

Rusty called the meeting to order at 6:35 p.m. The minutes of the January 25th meeting were approved as written.

OWNERS' ISSUES

From Robert VanBuskirk: In the homeowner storage area for the 800 building, not where the washer and dryer is, the walls are peeling paint and need to be scraped and repainted. I am not sure how much it would cost to get it done. But before I ask some painters for quotes may I get approval to do this community update? I intend to use long lasting waterproof paint. If yes could we ask JMJ for a quote?

Rusty will speak with to clarify the scope of the project and at whose expense.

MANAGEMENT COMPANY REPORT

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

- Trash and Water Charges: ****INFORMATIONAL PURPOSES ONLY**** 1800 Dreams Landing payment received on 2/16/2018. 1806 submitted payment on 2/14/18 but they made the payment out to Brodie. We are waiting for resubmission.
- Sewer Lines: ****INFORMATIONAL PURPOSES ONLY**** 1302 reported sewage backing up into their toilet. A+ Environmental went out and confirmed that the tree roots and debris was the cause of the backups. A+ also cleared the main that connects to these laterals and cleared out all the debris. Photos attached.
- Call Log Attached: ****INFORMATIONAL PURPOSES ONLY**** (Attached)
- Delinquency: ****INFORMATIONAL PURPOSES ONLY**** No delinquencies noted

TREASURER'S REPORT

The cash balance for the operating fund remained at its recent historical balance of around 10K. For the first time in a year, Ashley was able to transfer funds from the operating cash account to the condominium replacement fund account, totaling slightly over 13K. I've begun the process of gathering documents to analyze the historical cash position and should be able to report trends by the next meeting.

According to Bill Becker at Brodie, the audit is underway though the draft will not be available to review until March. There should be no concern over this delivery time.

For January, the condominium's operating fund performed nearly 5K favorable compared to budget. However, 3K of this was simply related to the timing of payment for the grounds contract, so the true performance is 2K favorable to budget. The marina's operating fund statement has nothing to note, as it performed within \$100 of budget for January.

The accounting for the reserve fund balance is rather misleading. It indicated there's 191K in the replacement fund but only 105K of which is funded with cash. The remaining 86K consists of an intercompany payable from the condominium's operating fund. After discussion with Ashley who also confirmed with Bill, there is no formal reason to continue this presentation. Unless I'm overlooking factors that contribute to this style of reporting, I'd suggest we eliminate the intercompany payable, thus reducing the reserves to the more realistic balance. The intent would be to continue transferring funds in excess of the budgeted 2018 transfer, as cash is available.

Rusty noted that accounting procedures for the Fitness and Woodworking Clubs is still being discussed with Bill Becker at Brodie.

COMMITTEE REPORTS

MARINA – Ron announced that the committee met and discussed making some changes to the rules which would be submitted to the board for approval. Some possible changes would include holding one open meeting per year for the committee and slip holders, the annual election of a marina chair and slip holders' access to their dock boxes when there is no boat in their slip. The slip occupancy packets will go out at the first of March.

Rusty noted that our analog security cameras (which cover the pool, dinghy rack and pool parking lot in addition to the piers) are not compatible with digital devices used to access the video nor are they very effective when it comes to identifying such things as license plates. No figures are available yet but it will be expensive. Sharing the cost between the association and the marina was discussed. Ron said that he would need to have estimates on repairs to the wave screen before he could commit to spending money on upgrades to the security equipment.

GROUNDS – Rusty reported that he continues monitor the grounds. He also noted that BrightView has sent many invoices for pretreatment of sidewalks and parking areas and for clearing after one snow event. These will be discussed with BrightView as they were more numerous and more expensive than anticipated.

ARCHTECTURAL – All four unit owners of the 400 building requested approval for adding additional insulation to their crawl spaces at their expense. As this has been done by other buildings the request was fast-tracked and approved by the board via email.

POOL—The contract for the 2018 season has been signed. American Pool will pay for the damage done to the pool cover.

OLD BUSINESS

Rusty thanked Ray Turner for continuing to investigate a conversion from city to county water.

Current costs will be checked for using a water service versus our own water for topping off the pool.

The branches that interfere with the flag will be trimmed by unLIMBited at cost of \$300.

There being no further business, the meeting was adjourned at 7:10 P.M.

Respectfully submitted by Nan Harrison, Secretary

THE NEXT BOARD MEETING WILL BE HELD AT 6:30 P.M. ON THURSDAY, March 29, 2018

800 BUILDING, LOWER LEVEL