

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS  
Thursday, September 27, 2018

BOARD MEMBERS PRESENT:

Rusty Bergen, President  
Ron Seligmann, Vice President  
Nan Harrison, Secretary

OWNERS PRESENT: Brendan Hart, Sandy Meyer, Mike Sopchick, Van VanBuskirk, Jennifer Williams.

MANAGEMENT COMPANY REPRESENTATIVE: Ashley Burlock

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

OWNERS' ISSUES

One owner emailed their concern about dry leaves that can collect under parked cars. When the leaves do come down this year please make sure they do not build up under your car. Also be aware that a hot catalytic converter can ignite dry leaves. As usual, Brightview will be here several times to remove leaves as they come down.

Speeding is still an issue with both residents and non-residents. Not only do we have dogs but we now have an increase in the number of children in the neighborhood. Please slow down! We would like to avoid having to ask the county about installing speed bumps.

TREASURER'S REPORT

**Condo's Operating Fund Statement Analysis**

Of the total 7K surplus in August, 5K was Timing related, meaning it will (or already has) been expensed and the amount will materially agree to what was originally budgeted. 2K was Potentially Permanent, meaning we could maintain this favorable variance through the year. These were offset by \$400 of other favorable variances.

Of the total 22K surplus for August YTD, 16K was Timing related, 3K was Potentially Permanent, and 2K attributed to other favorable variances. Of the Potentially Permanent variances, unfavorable costs of (8K) snow removal and (3K) general maintenance were offset by favorable savings of 5K water and 6K sewer.

The replacement fund has 42K more cash than last year end, and is (10K) less than our budgeted plan for the first 8 months of the year. However, this appears to be simply timing related as the Operating Fund is carrying a higher cash balance than normal and will resolve itself when cash is transferred over to the Replacement Fund's bank account.

Overall, the Condo's total cash balance has increased by 48K from last December.

**Marina's Operating Fund Statement Analysis**

The August YTD statement shows an unfavorable variance of (\$1,802). This is primarily attributed to the property tax being (\$1,399) over budget and timing for (\$723) of more repairs. This was offset by \$750 in docking fees.

The replacement fund continues to be funded according to the budget, with cash in reserves totaling over \$28K at the end of August.

	Favorable / (Unfavorable)
<b>August 2018</b>	
<b><u>Timing</u></b>	
Accounting/Audit	(1,000)
Transfer to Replacement Fund	6,375
<b>Timing Subtotal</b>	<b>5,375</b>
<b><u>Potentially Permanent</u></b>	
Snow Removal	(1,705) billed late but work performed
Repairs - Pool	(862)
Landscaping	1,000
General Maintenance	1,417
Sewer	1,854
<b>Potentially Permanent Subtotal</b>	<b>1,704</b>
Other Favorable Variances	391
<b>August Surplus / (Deficit)</b>	<b>7,470</b>

	Favorable / (Unfavorable)
<b>August 2018 YTD</b>	
<b><u>Timing</u></b>	
Gutter Cleaning	1,092
Insurance - Fidelity Bond	1,500
Water and Trash Income	4,124 budgeted Dec, received Feb & Mar
Transfer to Replacement Fund	9,685
<b>Timing Subtotal</b>	<b>16,401</b>
<b><u>Potentially Permanent</u></b>	
Snow Removal	(7,973)
General Maintenance	(3,447)
Repairs - Plumbing	(2,400)
Repairs - Pool	(1,440)
Insurance	1,794 budget prepared prior to quote
Landscaping	2,788
Repairs - Electrical	3,151
Water	4,619
Sewer	5,835
<b>Potentially Permanent Subtotal</b>	<b>2,927</b>
Other Favorable Variances	2,376
<b>August YTD Surplus / (Deficit)</b>	<b>21,704</b>

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

- 203 Foundation: **\*\*BOARD ACTION\*\*** Repairs were completed on 9/19 by Aggressive construction. Management spoke with homeowner who was pleased with the job and had no issues to report. Homeowner is asking the board to pay for the new carpet that will need to be installed due to the water damages on the front and a cut from the contractor during investigation services. Total cost \$2,231.04.

***TABLED UNTIL AFTER DISCUSSION WITH THE HOMEOWNER***

- Landscape Drains: **\*\*BOARD ACTION\*\*** Reports generated from the 900 building unit owners about flooding patios. One homeowner said the water is coming from the landscape because the drains are not working properly. Scope of work includes: Excavating and removing existing drainage system, removal all debris, install filter fabric, remove existing 12"X12" drain box and reinstall, install drainage rock 6" SCH 40 PVC drain pipe install, backfill, regrade, grass seed/straw, and removal of all debris.  
Brightview: \$2,899- 90-day warranty.  
Arundel Irrigation: *Still pending*  
Grass Roots- \$10,875- 1-year workmanship/new plantings warranty.

***THE BOARD VOTED TO ACCEPT THE PROPOSAL FROM BRIGHTVIEW***

- 2018 Audit: **\*\*BOARD ACTION\*\*** Management has obtained proposals for 2018 audit. (Bi-Annual) Companies listed below:  
Hiltner: \$1,900 + separate fee for Tax returns \$500  
Strauss: \$2,500 + separate fee for Tax returns \$575  
Malvin: (2018) \$3,150 + separate fee for Tax returns around \$400

***THE BOARD VOTED TO ACCEPT THE PROPSAL FROM STRAUSS FOR BI-ANNUAL AUDITS***

- Grounds Contracts: **\*\*BOARD ACTION\*\*** Brightview contract will expire at the end of 2018. Management obtained 2 proposals for grounds contracts below:  
Brightview- 4-year contract with 2% increase each year. 2019- \$34,962  
Jams- 1-year contract \$30,156

***THE BOARD VOTED TO RENEW THE BRIGHTVIEW CONTRACT***

- 2019 Budget: **\*\*INFORMATIONAL PURPOSES ONLY\*\*** Management is currently developing our 2019 budget for board review.
- 202/203 Sewer Lines: **\*\*INFORMATIONAL PURPOSES ONLY\*\*** This is on the schedule to be addressed at the end of this week or early next week.
- Lateral and Main Inspections: **\*\*INFORMATIONAL PURPOSES ONLY\*\*** Robert confirmed that he has completed the laterals and will be forwarding the report over for review shortly. The mains will be addressed next.
- Trash Container: **\*\*INFORMATIONAL PURPOSES ONLY\*\*** Brett from Republic went onsite to investigate the smell coming from the containers. Brett confirmed that someone had crabs in the dumpster and that was creating the smell.
- Call Log Attached: **\*\*INFORMATIONAL PURPOSES ONLY\*\*** (Attached)
- Delinquency: **\*\*INFORMATIONAL PURPOSES ONLY\*\*** No delinquencies noted

COMMITTEE REPORTS

MARINA: Ron reported that we are still waiting for Lerian and Bradbury to do the repairs to the wave screen. The rainy weather has delayed their projects. The water will be turned off in early November. Ron will notify slip holders before he turns it off.

Pool: The pool is closed. The furniture will be stored in the party room after the fall deck party.

ANNOUNCEMENTS: The annual chili and soup party will be held on the deck at 6 p.m. on Saturday, October 27<sup>th</sup>. A notice will be sent via email.

There was no new or old business and the meeting was adjourned at 7.

Respectfully submitted by Nan Harrison, Secretary

**THE NEXT BOARD MEETING WILL BE HELD AT 6:30 P.M. ON *THURSDAY, October 25, 2018*  
800 BUILDING, LOWER LEVEL**