

DREAMS LANDING  
BOARD OF DIRECTORS MEETING  
March 28, 2023

BOARD MEMBERS PRESENT:

Bernadette Benik, President  
Ron Seligmann, Vice President (Zoom)  
Ryan Hausmann, Treasurer (Phone/In Person)  
Sandy Meyer, Secretary (Zoom)  
Michelle Henkle, At-Large

MANAGEMENT COMPANY MEMBER PRESENT:

Samantha Archer-Davies

COMMUNITY MEMBERS PRESENT (Zoom):

Madeleine Rivers  
Anne Myers  
Dave Cosca  
Karie Knightly  
Marnie Hagberg  
Kris Burke  
Anne Marie Sopchick  
Mike Sopchick  
Nancy Russell  
Steve Herr  
Leslie Ensor

Ms. Benik called the meeting to order at 6:32 pm.

HOMEOWNER CONCERNS:

**Chimneys:** Mr. Sopchick asked about the status of chimney repairs on 101 and 601. Ms. Benik noted that this will be addressed later in mtg.

**Sump Pump, Unit 204:** Per Ms. Archer-Davies, community-installed sump pump in back of unit needs new battery. Ms Benik noted she received email from homeowner, stating that Haillee had contacted Heidler to replace the battery and she would confirm once the replacement was scheduled.

**Courtyard Lighting:** Prior to meeting, Nan Harrison asked for an update and resolution. Ms. Benik noted that this will be addressed in later in mtg.

**Communication of Bids:** Prior to meeting, Ms. Harrison asked that the community be better informed of the price and detail of bids presented for projects, as well as what the Board considers when evaluating bids. Ms. Benik asked Ms. Meyer to ensure that future minutes include details of all bids received, including # of bids, who made or declined to make bids and the dollar amount of bids.

**Window Repair:** Ms. Myers asked the status of checking the gutter above a leaking window in unit 606. Ms. Benik noted that this will be taken care of during the gutter review and cleaning.

**Drain Cap** – Mr. Herr noted that white paint has been placed on his fence above his PVC drain cap and that the cap appears damaged. The paint is a marking for drains to video and should wash away over time. Mr. Herr will replace the damaged cap and suggested that during the videoing and jetting of drain lines, the all caps should be evaluated for replacement.

#### APPROVAL OF PRIOR MEETING MINUTES:

The minutes of the March, 2023 Board Meeting were approved as written with one typographical error correction.

#### COMMITTEE REPORTS:

Marina – Mr. Herr reported that the water at the marina will be turned on shortly now that freezing temperatures have passed. He e-mailed to slip license holders the annual request for updated insurance and other required forms. He was unable to line up a contractor to repair the wave screen this past winter and will continue to work on this issue.

Ms. Benik added that the reserve study for the marina is expected next week.

Pool – Ms. Henkle reported that the staff at Premier are planning on draining the pool and finishing the project. They are waiting for the weather

to consistently be above 55 degrees as this is when the plaster cures the best. The bathrooms will be opened at the same time.

Ms. Henkle put out a notice to the members of the pool committee that we would like to schedule a meeting with our rep to discuss modifications in our arrival process at the pool.

Grounds – Mr. Seligmann reported he is traveling and has not been able to monitor Ruppert's Spring work but will have a walk-through of the neighborhood with Ruppert in mid-April. There are two items homeowners' requested Ruppert Landscaping have brought to their attention.

1. Concerns w/grounds behind the 200 building. Ruppert previously worked in this area to remedy sidewalk concrete damage to grounds and mulched over a path of ground cover. Suggested solution is to remove the mulch in this area and allow ground cover to grow. Additionally, an internet/tv cable previously located in the joint of the slabs of concrete along the back fence of homes has been pulled up.

2. Request for clean-up behind the 200/300/400 buildings along the fence bordering the Hyatt property. There are tree limbs and dead vegetation. The area behind the 300 building, specifically around the A/C units also should be cleaned of ground debris. This can wait until mid- to late-April. Ms. Benik noted that Ruppert has been doing a lot of clean-up.

Architectural Committee: Ms. Harrison reported (through Sandy Meyer) that there are no current change requests. Outstanding item: Ms. Meyer to work with Ms. Harrison to prominently post allowed paint and stain colors on website as well as clarify what requires a Change Request Form.

Website Committee: Mr. Cosca reported that the Committee is making good progress with content updates. Targeting this time next month for a cutover to new website.

Community Connections: Ms. Myers reported that the Board has approved the community survey. It will be sent out via e-mail and hand delivery, where needed.

Fitness Center – per Ms. Henkle, there is no news to report for the fitness center at this time.

Pet Committee: Ms. Ewing reported (through Sandy Meyer) that the committee has nothing to report.

By-Laws Committee: No report. Ms. Meyer asked if we could move forward on the updates, as written by our attorney, which bring our By-Laws in alignment with current law. Ms. Benik will send the draft to the By-Laws Committee to review with the objective of moving forward on this draft.

#### TREASURER'S REPORT:

Mr. Haussmann reported that due to the late arrival of the Board Package, which contains the Financials, he has no report this month. While reviewing the financials, he found many questions, particularly around timing. He is working with Brodie's Comptroller to resolve these issues and will report on February and March financials at the April meeting.

In addition, Mr. Haussmann is reaching out to auditors for bids to conduct our 2022 audit.

#### PRESIDENT'S UPDATES:

Chimneys: After many contacts with various companies, Brodie was only able to obtain one bid for chimney repairs. Johnson Chimney Service quoted \$5,950 for 601 and \$3,790 for 101. The bid for 601 is higher due to mortar joint repair. The Board unanimously approved accepting Johnson's bid. This is required work and the only vendor willing to do it.

Retaining Wall: Per previous Board Meetings, the Board contracted with Christopher Carlson of Carlson Structural Engineering to solicit bids for fixing our retaining wall. Due to the issues of water and earth movement behind the retaining wall and the splitting and destabilization of the pad and stairs behind the 600 building, he recommends replacing the wall, raising the section of the wall along the 1300 building and replacing the stairs and pad. He obtained three bids for this work:

Contractor	Base Total	Additional Options	
		Alt 1 *	Alt 2 **
American Exteriors	97,057	2,560	5,800
Commercial Waterproofing	189,619	12,900	74,000
Avon Corporation	220,757	16,920	12,116

\*Additional Option 1 includes removing and replacing existing railings along steps, rather than reusing the existing railings.

\*\*Additional Option 2 includes removing existing wall fittings and replacing with new fittings rather than reusing the existing footings.

Mr. Carlson recommended that we engage American Exteriors to complete this work.

In discussion, it was noted that American Exterior's bid was within the estimate of \$75,00 to \$100,000 that Carlson had projected for the work. It was also noted that the Reserve Study earmarks a total of \$75,000 over 3 years for this work. The work will exceed that amount and be completed and funded this year.

The Board also discussed the plan, as previously described, to engage Mr. Carlson to oversee the project.

Mr. Seligmann noted that American Exteriors' materials mark-up percentage for any "extra" work was much higher than the other two bidders at 25% vs. 15% and 10%. It was suggested that we negotiate with American Exteriors on the markup but chose American Exteriors regardless as they are recommended by Mr. Carlson and the lowest bidder by a significant amount.

Ms. Meyer noted that the Board needed to be careful about the cost of Mr. Carlson's oversight.

The Board unanimously passed a motion that we negotiate with American Exteriors on the 25% markup and approve American Exterior's bid regardless of any adjustment in the markup. The motion also stated that the Board would oversee the work of Mr. Carlson and look for cost savings

where available and appropriate (i.e. inspection of work by Nicole Michael the Project Engineer rather than Mr. Carlson).

Courtyard Lighting: Ms. Benik described the efforts that have been made by Calvert Mechanical Solutions to fix the lighting issues in the courtyard. This included work around the electrical junction box to divert water and sealant to prevent further water intrusion. While this has been helpful, it has not fully resolved the problem. The next step recommended by Calvert Mechanical Solutions is to either dig and look for a break in the electrical lines, estimated at \$10,000, or do a lighting review on our infrastructure which would include working with BGE to receive incentives on new lighting to reduce the overall costs.

The discussion was opened up to the community. Mr. Cosca and Ms. Meyers both suggested that maybe it was time to bring our lighting infrastructure up-to-date instead of trying to continually repair the old lighting.

The Board agreed to engage Calvert Mechanical to develop a proposal for new lighting utilizing BGE to obtain any incentives available to reduce the overall cost.

#### BRODIE MANAGEMENT REPORT:

Ms. Archer-Davies provided an update on the following issues. Those marked were discussed during the President's Report (PR) or Committee Report (CR) :

PR - 101/601 Chimney Issue: Johnson controls has sent (2) WO totaling \$5,950. Estimates attached reflect both chimneys. WO 21780 for 101 & WO 21778 for 601.

PR - Retaining wall: Bid summary from Carlson sent to board on 3/23/2023.

CR - Pool repairs: demo work has begun on the pool week of 11/7/2022. Still continues.

✓ Line Camera: Naumann Plumbing has scheduled the jetting for April 17th.

✓ 1301 Crawl Space: Serv Pro completed work. Provided estimate of additional work. Trying to get additional estimates.

PR - Electrical Issues: trial and error to find issue. Issue found. Repair completed. Request made to map out electrical to property. Additional repairs needed to keep water away from boxes.

✓ 300/1200 tiles: Roger McGraw given approval on 2/3/2023 to complete tile repair in 300 so 1200 can look at it before approving 1200. Roger is waiting to hear if the board approves of using a different tile with similar appearance. Original tile cannot be found. Board asked that Mr. McGraw proceed with work.

✓ Mailbox houses: Roger McGraw has completed building 3 mailboxes. Mr. Haussman asked if a flag to notify mailperson of outgoing mail could be added to the side of the 3 mailbox houses. The Board asked Mr. Haussmann to follow up on obtaining and installing the flags.

## UNFINISHED BUSINESS

None

## NEW BUSINESS

Management Company: Ms. Benik discussed the challenges we have faced with Brodie Management. A key issue has been the delay in accessing our funds and changing signatures on our bank accounts. Our inability to change bank signatures was due to the fact that we were not in good standing with SDAT and our charter had been forfeited. We incurred legal expenses to refile our Articles of Incorporation which has now been completed. In addition, we continue to have changes in Property Managers and currently have a fill-in Property Manager with no replacement pending. The Board Package was late, the financials are not and we are challenged to obtain copies of critical documents from Brodie including past minutes,

signed contracts, etc. Ms. Benik has been denied a personal meeting with the owner to address these issues since he now resides in Colorado.

The Board agreed to outline what we need from a management company and explore the possibility of finding a new management company if Brodie cannot meet our needs.

## ANNOUNCEMENTS

None

THE MEETING WAS ADJOURNED AT 8:30 PM

Submitted by  
Sandy Meyer  
Secretary

*The next Board of Directors' Meeting will be Tuesday, April 25 at 6:30 pm.*