

DREAMS LANDING
BOARD OF DIRECTORS MEETING
January 31, 2023

BOARD MEMBERS PRESENT:

Bernadette Benik, President
Ron Seligmann, Vice President
Ryan Haussmann, Treasurer (Zoom)
Sandy Meyer, Secretary (Zoom)
Michelle Henkle, At-Large

MANAGEMENT COMPANY MEMBER PRESENT:

Casey Perryman

COMMUNITY MEMBERS PRESENT (Zoom):

Ann Marie Sopchick
Mike Sopchick
Jill Shiba
Madeleine Rivers
Sam Ewing
Anne Myers
Jean Morrow
Jim Morrow
Dave Cosca
Karie Knightly
Cindy Medlock
Leslie Ensor

Ms. Benik called the meeting to order at 6:30 pm.

The minutes of the November 29, 2022 Board Meeting were approved as written.

Ms. Benik noted that we will complete the Board Meeting by 8:30 pm so as not to incur additional charges from Brodie. To ensure that Homeowner Concerns are addressed, the presenting of Homeowner Concerns will occur first with further discussion of those concerns later in the agenda.

HOMEOWNER CONCERNS:

Unit 103, Attic Window - Beth Shultz (not present) previously communicated that the attic window, which is a Limited Common Element, may leak. Ms. Benik asked Ms. Perryman to hire a handy man to inspect.

Building 1200 & 300 Common Area Tiles – 1200 building tiles cracked on stair – cosmetic issue. Building 300 tiles cracked and raised near front door – safety issue. Ms. Benik reported

that it will cost \$698 to replace tiles in both buildings and they may not match existing tiles. She suggested replacing 300 building tiles and asking 1200 building residents to look at work and see if replacement tiles are acceptable.

Unit 1304, Hatch – Mr. Morrow reported that hatch on house is lopsided. Ms. Benik will have contractors working under building adjust it.

Camper/RV – Ms. Rivers asked that the Board revisit allowing the grandfathered camper to be parked in a Dreams Landing’s parking lot.

Units 101 & 601 Chimney Weeping – Mr. Sopchick asked for an update on repairs on the chimneys. This will be addressed in the Brodie Management Report.

TREASURER’s REPORT:

Condo’s Financials

- In the ‘Utilities’ category the month of December has a positive variance of \$122. o YTD the negative variance of (\$2,894) came from water overage.
- In the ‘Contracts’ category the month of December has a positive variance of \$1,373.
 - o YTD the negative variance of (\$4,421) overages came from grounds contract (\$3,728), fire extinguisher (\$706), janitorial service (\$1,077) and pool management (\$440).
- In the ‘Repairs, Maintenance and Supplies’ category the month of December has a negative variance of (\$27,378) from GMC invoice less grounds repairs and ServPro invoice for 1301 work.
 - o YTD negative variance of (\$107,752) overages came from landscaping (\$10,138), electrical repairs (\$13,072), tree maintenance (\$1,158), general maintenance (including GMC - Servpro) (\$30,052), pool supplies (\$1,958), pool fence repair (\$5,200), pool repairs of (\$37,101) and plumbing repairs (\$13,946).
- In the ‘Administrative Expense’ category the month of December has a negative variance of(\$11,052) from the insurance bill.
 - o YTD the negative variance of (\$37,635) is from reserve study, bylaws, legal and insurance/administrative expense

In total our year-to-date actual expenses are \$440,107 versus our year-to-date Budget of \$345,739 leaving a negative variance of (\$94,368).

Major Categories	MTD Actual 12/31/2022	MTD Budget 12/31/2022	MTD Variance	YTD Actual 12/31/2022	YTD Budget 12/31/2022	YTD Variance
Utilites	678	800	122	81,894	79,000	(2,894)
Contracts	4,821	6,193	1,372	97,474	93,053	(4,421)
Repairs, Maintenance and Supplies	29,820	2,442	(27,378)	152,319	44,567	(107,752)

Administrative Expense	15,568	4,606	(10,962)	96,754	59,119	(37,635)
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Through December 31st , actual replacement reserve transfers of \$11,666 out of budgeted \$70,000 is a negative variance of (\$58,334). This represents 2 out of 12 months of transfers of \$5,833 per the budget. Current cash in reserves in excess of \$271,036 and operating account in excess of \$28,332.

Marina's Financials

The budget for the marina is on track with all categories within budget as of December 31st . In total our year-to-date actual expenses are \$16,933 versus our year-to-date budget of \$22,930 leaving a positive variance of \$5,357. The replacement reserve fund has cash in excess of \$27,867 and operating cash in excess of \$24,918.

COMMITTEE REPORTS:

Marina – no report.

Grounds – Mr. Seligmann reported January as having minimal activity in grounds. In December Ruppert Landscaping was awarded by Board vote to be the service provider for our community. In mid-January, Mr. Seligmann and Ms. Benik walked the grounds with representatives from Ruppert Landscaping. Ruppert also was out in January for a winter cleanup and to provide some initial trimming. This was done as part of their annual maintenance agreement.

A proposal was requested to provide mulch or river rock around three light poles. The light poles have electrical boxes at their base that have experienced damage from lawn cutting, have become covered by soil, or have allowed for water entry. The landscape request hopes to mitigate damage to the electrical boxes.

Ms. Ewing requested that Rupert wait to apply mulch until after the elm tree fuzzies have stopped dropping so that the mulch doesn't get removed during fuzzies clean-up. Mr. Seligmann will work offline with Ms. Ewing on timing.

Architectural Committee: Nan Harrison reported (through Sandy Meyer) that there are no current change requests. Please note that if owners want to make any change visible from the outside (including windows and doors), any change involving the structure of the building or changes to their patio (pavers, etc.) they must submit a change request form to the committee.

Website Committee: Mr. Cosca reported that he is working with Vicki Lathom and expects to have most of the content updated by the end of February. They are looking at calendar options.

By-Laws Committee: No report.

Pet Committee: per Ms. Ewing, nothing to report.

Fitness Center – Ms. Henkle reported that at this time all is well and quiet at the Fitness Center and there is no update to report.

Pool – Ms. Henkle reported that the tile and coping stone has been installed and the pool refilled with a small amount of water. Our vendor replaced three broken tie downs and covered the pool for the winter. They winterized the bathrooms and the pump house. Once the weather warms up, Premier will be back to replace the plaster and finish their work so the pool can open on time.

Community Connections: Ms. Myers reported (through Sandy Meyer) that the committee is preparing a survey which will be distributed to all residents to find out what kind of communications, social events, and activities people would be interested in. The Committee hopes to have a draft to the Board in the next week.

The Committee is working with Mr. Cosca to update the website in order to provide a calendar of events, registration forms, contact lists, and general helpful information

PRESIDENT'S REPORT

Lighting Issue in Courtyard 900 Building – Ms. Benik discussed the measures that the electricians are taking to resolve this issue including moving electrical conjunction boxes. She asked that homeowners let her or Ms. Perryman know if the lights are out again so that they may contact electricians.

Inspection of Sewer Lines – Naumann Plumbing did a video inspection of the sewer lines. They reported that they were impressed with the overall integrity of the pipes but that the community has a severe issue with roots intruding through the pipe connections which made it difficult to fully inspect the pipes. They recommend that they jet the pipes with high water pressure and then conduct another video inspection of the pipes to ensure the pipes are not damaged. They also suggested another video inspection after one year to determine an interval at which future inspections should be done. The Board agreed that the lines should be jetted and asked Ms. Perryman to get a cost estimate from Naumann.

February 6th Land Use Meeting – Ms. Benik discussed the requested zoning change from residential to commercial along Ridgely Road. She encourages homeowners to read the material, complete the survey and attend the meeting. She will forward the information to Ms. Meyer to distribute to the Community.

BRODIE MANAGEMENT REPORT:

Ms. Perryman provided an update on the following issues:

Wave Screen: No response from three companies who were requests for wave screen repairs. Will continue to reach out to other companies.

101/601 Chimney: Requested next available date from Cunningham for repairs but have not heard back from them. Ms. Perryman reached out to additional vendors with no result. She will contact Ms. Meyer's chimney company for suggestions. Anyone with a suggestion for a vendor would be appreciated.

Retaining Wall: Met with engineer and walked retaining wall scope. Board is in receipt of bid package. Waiting on board before they can send it out for pricing.

Crawl Space Inspections: met with engineer on 10/10/2022 to explain expectations. Sent board proposal on 10/29/2022.

Pool Repairs – Work began 11/7/2022. Still Continues.

Line Camera – Naumann completed line camera. Details previously discussed by Ms. Benik

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

300 Laundry Room Heater: Broken. Needs repaired/replaced. Given to contractor 1/13/2023.

HOMEOWNER CONCERNS:

Building 1200 & 300 Common Area Tiles - A motion was passed to proceed with repairing the 300 building tiles, then ask the 1200 building residents to look at the work and provide feedback on if the tiles used would be acceptable in the 1200 building.

Camper/RV – After discussion, the Board unanimously agreed that the Camper/RV restriction should be enforced for all vehicles. Ms. Benik will contact the community's attorney to see if the grandfathered rights previously approved can be revoked.

UNFINISHED BUSINESS

None heard

NEW BUSINESS

None heard

ANNOUNCEMENTS

The next Board of Directors' Meeting will be Tuesday, February 28 at 6:30 pm.

THE MEETING WAS ADJOURNED AT 7:58 PM

The Board of Directors went into a Closed Session.

THE MEETING WAS RE-OPENED AT 8:25 PM

The status of payments to GNC, the concrete contractor was discussed. Ms. Perryman has told the vendor why further payments are not being made but she has not had a response from the company.

THE MEETING WAS ADJOURNED at 8:30 PM

Submitted by
Sandy Meyer
Secretary