

DREAMS LANDING
BOARD OF DIRECTORS MEETING
February 28, 2023

BOARD MEMBERS PRESENT:

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

MANAGEMENT COMPANY MEMBER PRESENT:

Samantha Archer-Davies

COMMUNITY MEMBERS PRESENT (Zoom):

Madeleine Rivers
Sam Ewing
Anne Myers
Dave Cosca
Karie Knightly
Karen Van Buskirk
Jessica Markison
Marnie Hagberg
Molly Bourne
Kris Burke
Nancy Russell

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

The minutes of the January 31, 2023 Board Meeting were approved as written.

Ms. Benik noted that we will go through the full agenda then temporarily adjourn the meeting for a Closed Session for the Board to receive the advice of Council. Following the Closed Session, we will return to the Open Session

HOMEOWNER CONCERNS:

Anne Myers reported that Unit 601 has a leaking window.

COMMITTEE REPORTS:

Ms. Benik requested that any committee that keeps track of revenue generating activity provide a year-end reconciliation of those counts.

[Ms. Benik introduced our interim Property Manager from Brodie, Samantha ArcherDavies.]

Marina – no report.

Grounds – Mr. Seligmann reported that Ruppert Landscaping has provided a proposal for modifications around the base of three light poles. These light poles have electrical boxes at their base that have incurred damage. As there is work that needs to be completed by the electricians the proposal is on hold for now. Ruppert visited the community in the past 30 days for basic winter cleanup and prep for Spring. Minimal activity in the Winter months.

Ms. Benik added that she continues to work with the electricians to resolve the courtyard lighting issue.

Architectural Committee: Nan Harrison reported (through Sandy Meyer) that there are no current change requests

It was noted that one Change Request Form came through Brodie Management from Unit 401. It contained a question about painting the front door (community responsibility) and asked for allowed deck colors.

Ms. Benik asked Ms. Meyer to work with Ms. Harrison on wording for the website to clarify what requires a Change Request Form and add a link to allowed paint and stain colors.

Community Connections: Ms. Myers reported that the Community Connections committee is finalizing a survey which will be sent out shortly to help determine the communications, social activities, and projects that would be helpful, fun, and interesting for residents. The Committee will share it with the Board prior to distribution.

By-Laws Committee: No report.

Website Committee: Mr. Cosca reported that he continues to work on website. Vicki Lathom has been assisting with layout.

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

Fitness Center – There is no news to report for the fitness center at this time.

Pool – Ms. Henkle reported that she recently heard from our rep at Premier. The representative said she's watching temperatures and as soon as there is a stretch of 60° days she will send the team over to finish the plaster on the pool.

We have one event scheduled at the pool in May.

TREASURER'S REPORT:

Condo's Financials – January 31, 2023

- The 'Utilities' category has a negative variance of (\$3,885) from overages in electric, water and sewer. o YTD the negative variance of (\$3,885) came from overages in electric, water and sewer.

- In the ‘Contracts’ category the month has a positive variance of \$1,800 due to timing.
 - YTD the positive variance of \$1,800 due to timing.
- In the ‘Repairs, Maintenance and Supplies’ category in the month has a negative variance of (\$1,861) from the work related to the flood/sewage backup in 800 building.
 - YTD negative variance of (\$1,861) from the work related to the flood/sewage backup in 800 building.
- In the ‘Administrative Expense’ category for the month has a positive variance of \$6,862 due to timing.
 - ‘YTD the positive variance of \$6,862 due to timing.

Major Categories	MTD Actual 1/31/2023	MTD Budget 1/31/2023	MTD Variance	Causes of Variance	YTD Actual 1/31/2023	YTD Budget 1/31/2023	YTD Variance
Utilities	23,087	19,202	-3,885	(\$455) Electric (\$2,351) Water (\$1,079) Sewer	23,087	19,202	-3,885
Contracts	5,469	7,268	1,800	Timing	5,469	7,268	1,800
Repairs, Maintenance and Supplies	4,473	2,612	-1,861	(\$1,861) Flood in 800 Bldg.	4,473	2,612	-1,861
Administrative Expense	2,831	9,694	6,862	Timing	2,831	9,694	6,862
Total Expenses	53,347	47,263	-6,083		53,347	47,263	-6,083

In total our year-to-date actual expenses are \$53,347 versus our year-to-date Budget of \$47,263 leaving a negative variance of (\$6,083). The replacement reserve transfer of \$7,487 was made on the 1st of the month bringing the total reserve account to \$239,940. The operating account holds a balance of \$10,723.

Marina’s Financials – January 31, 2023

- The ‘Utilities’ category has a negative variance of (\$89) from an overage in electric.
 - YTD the negative variance of (\$89) from an overage in electric.
- In the ‘Contracts’ category the month has a positive variance of \$231 due to timing.

- o YTD the positive variance of \$231 due to timing.
- In the ‘Administrative Expense’ category for the month has a positive variance of \$128 due to timing.
 - o YTD the positive variance of \$128 due to timing.

Major Categories	MTD Actual 1/31/2023	MTD Budget 1/31/2023	MTD Variance	Causes of Variance	YTD Actual 1/31/2023	YTD Budget 1/31/2023	YTD Variance
Utilities	302	213	-89	(\$181) Electric	302	213	-89.00
Contracts	-	231	231	Timing	-	231	231
Administrative Expense	70	198	128	Timing	70	198	128
Total Expenses	1,189	1,458	269		1,189	1,458	269

In total our year-to-date actual expenses are \$1,189 versus our year-to-date Budget of \$1,458 leaving a positive variance of \$269. The replacement reserve transfer of \$817 was made on the 1st of the month bringing the total reserve account to \$29,562. The operating account holds a balance of \$25,545.

Other notes: Ms. Benik stated that our attorney determined that the Condominium must refile Articles of Incorporation to update authorized signers on our bank accounts.

It is stated that the officers of the Condominium Association are:

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

The authorized signers on bank accounts will be a representative of Brodie Management and the President of the Board, Bernadette Benik.

Audit – Mr. Haussmann reported that he will reach out to various auditors to obtain quotes for the 2022 audit.

BRODIE MANAGEMENT REPORT:

Ms. Archer-Davies provided an update on the following issues:

Wave Screen: Email sent to three companies for waver screen repairs. No response. Marina committee working on this as well.

101/601 Chimney: Met Johnson Chimney Service on 2/8/23 to inspect. Estimates of repairs needed emailed to Board President on 2/10/23..

Retaining Wall: Met with engineer and walked retaining wall scope. Board is in receipt of bid package. Pre-bid meeting held 2/15/23. Bids due back to engineer on 3/1/23. He will circulate them to Brodie after reviewing.

Crawl Space Inspections: met with engineer on 10/10/2022 to explain expectations. Sent board proposal on 10/29/2022. Waiting for funds to start inspections Review by structural engineer

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

Line Camera – Naumann completed line camera. Emailed Ms. Benik the jetting pricing on 2/13/23. Approval given to Naumann on 2/14/23. Work to being at beginning of March. Date to be provided closer to March. Ms. Archer-Davies will contact Naumann for a firm date.

1301 Crawl Space: Serv Pro completed work. Provided estimate of additional work. Trying to get additional estimates. Serv Pro report suggests additional work needs to be done. Ms. Benik clarified that our structural engineer read report and says that nothing in report suggests that we have structural issues requiring immediate attention. Suggestion is to inspect crawl spaces in all buildings this year. The Board agrees.

Electrical Issues: trial and error to find issue. Issue found. Repair completed. Additional repairs needed to keep water away from boxes.

300/1200 tiles: Roger McGraw given approval on 2/3/23 to complete tile repair in 300 so 1200 can look at it before approving 1200. Mr. McGraw currently sourcing a tile to match as best as possible.

401: front door painting was requested. Will look at property wide along with railings. Ms. Archer-Davies and Ms. Benik will schedule a time to walk the property.

Mailbox houses: work reported as completed. Ms. Benik clarified that the house for the 300 building has been done but the houses for the 800 and 1200 buildings still need to be completed.

UNFINISHED BUSINESS

None heard

NEW BUSINESS

None heard

ANNOUNCEMENTS

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

THE MEETING WAS ADJOURNED AT 7:00 PM

The Board of Directors went into a Closed Session.

THE MEETING WAS RE-OPENED AT 7:20 PM

BOARD MEMBERS PRESENT:

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

MANAGEMENT COMPANY MEMBER PRESENT:

Samantha Archer-Davies

COMMUNITY MEMBERS PRESENT (Zoom):

Anne Myers
Karen Van Buskirk
Marnie Hagberg

After discussion, the Board passed a motion to uphold the rule that prohibits the parking of campers in Dreams Landing-owned parking lots. The resident who currently has a parking sticker will be notified in writing from Brodie Management that she has 30 days to relocate the vehicle. The resident will also receive a courtesy call from Mr. Haussman.

THE MEETING WAS ADJOURNED at 7:35 PM

Submitted by
Sandy Meyer
Secretary