

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, January 31th, 2013

Board members present:

Bernadette Benik, President

Ray Turner, Treasurer

Robert Van Buskirk, Member-at-Large

Nalan Ozan Lyons, Secretary

Board members not present:

Rusty Bergen, Vice President

Management Company Representative:

Heather Gummel

Owners present:

Christine Alvey, Nancy Russell, Eva Gholson, Turner Trippe, Jeremiah Lyons

Bernadette called the meeting to order at 6:00 p.m. She made motion to approve the November 2012 Minutes. Ray- moved, Van- second, all in favor to accept the November 2012 Minutes.

Owner's issues:

Christine Alvey brought attention to the shrubs she had planted herself and which had been cut down too far by Brickman workers while they were pruning shrubs in the neighborhood. Van assured her that he will talk to Brickman.

Committee Reports:

Architecture Committee:

Turner, for the Architecture Committee, was asking about the generator issue of unit 502. Bernadette explained that the board was made aware of it and that Brodie had contacted the homeowner, who were asked to come up with a plan to correct the issue and submit the plan to the board for review and to be voted on.

Security Committee:

Bernadette, for Rusty on Security, explained that there was a new law passed in Maryland about how far a towing company can be away from the property, and the current towing company we are using is too far away from the Dreams Landing property. Heather will look into towing companies which are closer to our property and new signage will be put up as well.

Marina Committee:

Bernadette reports that the repairs to the wave screen have not been completed by Dan Larian yet, and that the storm in December 2012 added more damage to the wave screen. She continues that she, Dennis, and Rusty met with Dan Larian, who will start repairs at the wave screen around beginning of March, weather permitting, and promises to have completed the repairs by April 1st, 2013. Ray emphasizes that any cost incurred by repairs to the wave screen will be covered by the Marina budget, and any repairs to the sewer pipe will be covered by the condominium budget.

Pool Committee:

No issues

Grounds Committee:

Van reports that he will talk to Brickman about trimming back bushes and reports that Bartlett has been pruning back tree limbs in the neighborhood. Heather reports that the owner of 404 thinks that the tree in front of her unit has not been trimmed back enough, the owner is concerned because a big tree limb fell on top of her car before. Bartlett explained that any further trimming would kill the tree completely. Heather will inquire about the cost to cut the tree down if the owner agrees to the removal of the tree in front of her unit. Ray agrees that is a safety issue with falling tree limbs and that the safety of people and property should be a priority item when deciding whether or not to remove a tree. Van continues to report that mulch has been spread around the garden area by the water to elevate the walkway, and there are five stumps to be ground down, and some sea grass will be replaced down by the water, which had been destroyed during the revetment project.

Treasury Report:

Ray reports that he had signed the engagement letter with the auditors and that we finished the year with a surplus. Ray continues to encourage homeowners to use direct deposit to pay monthly fees directly and in an environmentally conscious way and saving postage as well.

Turner Tripp inquired about the snow fall last week and whether it met criteria for Brickman to come out and remove the snow. Bernadette explains that our policy is that Brickman will come out automatically to shovel after snow accumulation of three inches, if the snow is less than 3 inches they will not come to shovel unless we call them and ask them to come out to shovel. She continues that one day Brickman had shoveled even though the snow accumulation was not three inches and no one had asked them to shovel and we should not be charged for it. Ray suggests putting an abstract of the contract on the website so homeowners will know that snow accumulation up to three inches will be the homeowners responsibility to shovel and Brickman will come to shovel once the snow hits three inches or the board calls them to come to shovel the snow.

Eva states that new plants were planted behind the 800 building and suggests that cars should be parked front-end first to protect the new plants from car exhausts. Bernadette will turn this issue over to the Security/Parking committee, since there are no regulations in place right now related to front-end parking since we have open parking.

Management Report:

2013 Meeting dates: Heather provided the dates of the last Thursday of every month in 2013 for the Board Meetings. Bernadette suggests agreeing on a set day of the month and all agree on the last Thursday of every month. The board agrees to change the time of the Board Meetings to 6:30PM from now on the last Thursday of every month. The November Board Meeting will be held on December 5th, 2013 and the Annual Board Meeting will be held on December 14th, 2013 at 9:00AM. A tentative July Board Meeting will be set for July 25th, 2013 at 6:30PM in case the board has to decide on any issues. The monthly Board Meeting dates will be published on the website for all homeowners to review.

Asphalt Road and Pad: Heather reports that a representative of North Arundel Contracting offered to come to the March Board Meeting to talk about the project, answer any questions we might have about the asphalt road and pad in front of the dinghy rack, and possibly present a

proposal. Bernadette agrees that it would be a good idea if the representative of North Arundel came in at the March Board Meeting to focus on the effects to the bulkhead and walkway.

Broken Sewer Pipe: Heather reports that during the sewer pipe cleanings a cracked terracotta sewer pipe was discovered near the 1004 unit. Right now it is clear and there is no risk of the pipe collapsing and repairs can wait until spring. However, the pipe is difficult to access; it is near the fence and 9 feet under a shed. Heather is getting more quotes from other companies to get the best price for repairs.

- Van points out that residents in the neighborhood have been flushing down shammies, or shammy-like microfiber wipes, which have to be removed by a sanitary worker on a regular basis down by the pumping station. Those non-disposable microfiber shammies (such as Sham-wow cloths) should not be flushed down the toilet since they are non-degradable and will clog up the sewer pipes and might even harm the terracotta sewer pipes we have in the neighborhood.

Flood Insurance: Heather reports that per Schoenfeld Insurance, the Dreams Landing association is not located in a flood zone and thus is not required to purchase flood insurance. If the association opted to purchase flood insurance with a \$2,000 deductible, the annual premium would be \$32,920.

Old Business:

Railings: Bernadette reports that the problems with the railings include rust and black staining from trees, bridge traffic, and planes flying low towards the airport. She continues that if we kept the old railings, we would have to keep painting them. The fence around the pool is a polyester-resin based powder coating which holds up very well and does not stain. The best solution would be to go with the aluminum fence coated with the polyester-resin based powder coating, which can be hosed off if dirt accumulates. Bernadette received three separate bids on the same linear footage of the railing, divided into four areas: railing around the waterfront deck, the apartment stairwell railings, the apartment door/window railings, and the porch and stair railings. The cheapest bidder was Long Fence with a total bid of \$36,638.00, which includes repairs at the bottom of the railings where the railing goes into the cement footing, removing of the old fence, anchoring and cementing the new fence securely into place.

Ray suggests giving the homeowners a chance to look at a sample of the railings and a choice of colors to decide on the new railings and have materials available to look at in the meeting room during some assigned dates.

Bernadette states that the benches and side tables on the new deck are not anchored down yet to allow for some painting to be done on the brick wall where the old benches were situated.

New Business:

None.

There being no further business, the meeting was adjourned at 7:39PM.

Next Meeting:

Thursday, February 28th, 2012 at 6:30 pm.

Respectfully submitted,
Nalan Ozan Lyons