

**DREAMS LANDING CONDOMINIUM**  
**MEETING OF THE BOARD OF DIRECTORS**

Thursday, January 30th, 2014

**Board members present:**

Bernadette Benik, President

Rusty Bergen, Vice President

Robert Van Buskirk, Member-at-Large

Nalan Ozan Lyons, Secretary

Ray Turner, Treasurer was not present but called-in to the meeting via phone.

**Management Company Representative:**

Kasia Natale, Regional Property Manager at Brodie Management

**Owners present:**

Christine Alvey, Rick Ammon, Dennis Seymour

Bernadette calls the meeting to order at 6:30 PM, and the December 2013 Minutes are approved.

**Owner's issues:**

None.

**Committee Reports:**

**Marina:**

Dennis Seymour reports that the marina is currently frozen in and he will put in four deicers in case the ice gets thicker.

**Workshop Committee:**

Dennis states that the workshop has heat, thanks to Van's donation of a propane heater.

**Pool Committee:**

Rusty reports that the pool has been winterized and the solar blanket and chairs have been put away for the winter season.

### **Grounds Committee:**

Van reports that he and a Brickman representative walked around the community to discuss dormant trimming over the winter season.

### **Treasurer Report:**

Ray reports, via phone, that the audit engagement letter has been signed, thus the audit by Stanley Gordon and Associates CPA firm may start at any time now and should be completed by late April or early May. Mr. Gordon scheduled to present audit draft to the Board at the May meeting. He continues that Gordon and Associated will also prepare the tax returns for Dreams Landing. Ray states that the tax return is due March 31<sup>st</sup>. He continues that the unaudited financial documents show an expenditure of \$340,136 on a budget of \$315,200, reflecting an operating deficit of \$24,936, which is 7.9% over budget. He explains that based on past experience, the final operating deficit should be less than the unaudited statement.

### **Management Report:**

Trash Contract: Kasia reports that the current contract with Allied Waste will expire April 6<sup>th</sup>, 2014. She continues that they are the cheapest but we had several problems with them in the past and she will negotiate a price reduction from Bay Area Disposal for a final decision at the February meeting.

Power-washing: Since the outside water was turned off, the scheduled power-washing of the 600 building will be rescheduled for early spring.

Crawl Spaces: Victor from Hare Engineering will start the crawl space inspection on Saturday, March 1<sup>st</sup>, and estimates that it will take 2 days.

400 Building: Kasia contacted Hare Engineering to inspect the crawl space under the 400 building following the water leak in unit 401.

Missing drain cover in the road: Rusty contacted Kasia about a missing drain cover in the middle of the road between the 400 and 700 buildings. Kasia contacted the county and the cover was replaced that same day.

Towing Sign: Rusty contacted Kasia about the broken towing sign by the 500 building, she contacted North County Towing and the sign was replaced.

### **Old Business:**

None.

**New Business:**

None.

**Announcements:**

Bernadette wants to thank Barbara Bergen and Mike Myers for their great work establishing the new and improved Dreams Landing website.

There being no further business, all were in favor to adjourn the meeting at 6:50 PM.

**Next Meeting:**

The February BOD meeting will be held on Thursday February 27<sup>th</sup> at 6:30 PM.

Respectfully submitted,

Nalan Ozan Lyons