

**DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, February 28, 2013**

Board members present:

- Bernadette Benik, President
- Rusty Bergen, Vice President
- Ray Turner, Treasurer
- Robert Van Buskirk, Member-at-Large

Board members not present:

- Nalan Ozan Lyons, Secretary

Management Company Representative:

Heather Gummel - Our property manager, Heather Gummel is taking a new job in DC. She has done a wonderful job for all of us and we will miss her. We wish her well. A new team is being assembled.

Owners present:

Chris Alvey, Lou Swart, Anne Jordon, Turner Trippe, and Dennis Seymour

Board of Directors:

- Bernadette called the meeting to order at 6:00 p.m. She made a motion to approve the January 2013 Minutes. Ray- moved, Van- second, all in favor to accept the January 2013 Minutes.
- The BOD has requested a monthly report of every call that comes into Brody Management from Dreams Landing homeowners so that we will know who makes the calls and what their issues are.

Owner's issues:

The request by a homeowner in the 400 building to remove one of the trees due to the possibility of a limb falling on cars was reviewed. This tree was recently trimmed. The BOD voted not to cut the tree down.

The complaint of a truck being parked in a backed in manner behind the 800 building was reviewed. It was determined parking in such a manner is not counter to any of our By-Laws so will be allowed.

The brick wall at the side end of the 200 building has mold and mortar issues and will be addressed.

Committee Reports:

Architecture Committee:

The generator installed by the homeowners in the 500 building will be asked to remove the exposed wiring/piping on the wall, which was not approved in the original request.

Security Committee:

A safety and security study has been completed. Recommendations have been made to illuminate the stairs to the marina from the deck to the marina. Both ends of the piers will also be illuminated.

Lights will be LED, which are long lasting and use less electricity. Lights will be on a dusk to dawn timer for security and safety reasons.

Dreams Landing and the marina will share the expense.

Work will be started shortly.

Marina Committee:

Water will be turned on March 15.

One of our homeowners has sold their slip license to another homeowner.

New safety and security lights will be installed as previously reported.

There are slips available for purchase and rental.

Pool Committee:

No issues

Grounds Committee:

Mulch work has been done throughout the community.

We will need to wait for spring to determine any plant or tree repair work.

Bushes will be planted besides the 700 building beside the brick wall. Soaker hose will provide watering.

Bushes taken out at the marina during the bulkhead reconstruction will be replaced with water resistant native plantings.

Please note, that the grounds work of the Dreams Landing gardens in front of the 500 building is done by volunteers and donations and not community funds.

Treasury Report:

FHA recertification has been approved again.

Audit is on track and we expect a draft in the March/April time frame.

Separate audit will be done for the bulkhead reconstruction. We will verify that marina charges were separate and appropriate.

Management Report:

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.

Old Business:

Railings: After careful study and competitive bids the BOD has decided to replace all our railings throughout the community. We are grateful to Bernadette Benik for all her work with this matter.

We appreciate all of the neighbors that came to the 800 building Board Room to look at the samples. We are going with the majority opinion and uniformly replacing all of the railings including the "sundeck" will be white aluminum that has a special long lasting white powder coating on it.

The top rail will be the type offering the best grip and voted best choice.

We suspect this work will begin within the month.

The few mailboxes that are attached to the railings will be removed and secured to the side of the building.

New Business:

None.

Since there was no further business, the meeting adjourned at 7:50PM.

Next Meeting:

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

Respectfully submitted, Robert Van Buskirk "Van"