

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, FEBRUARY 27, 2014

BOARD MEMBERS PRESENT:

Bernadette Benik, President
Rusty Bergen, Vice President
Ray Turner, Treasurer (by phone)
Nan Harrison, Secretary
Robert Van Buskirk, At-Large

OWNERS PRESENT: Jean Morrow, Jim Morrow, John Sheerin

MANAGEMENT COMPANY REPRESENTATIVE: Kasia Natale

Bernadette called the meeting to order at 6:30 p.m. and the minutes of the January 2014, were approved as written.

OWNERS' ISSUES

John Sheerin had questions concerning the damage in and under his unit caused by a leak. Please see the management company report below.

Jean and John Morrow asked if it is possible to close the outside vents to their Crawl space and to insulate the access hatch cover. They also asked for permission to access the Crawl space during an energy audit of their unit. Their unit Crawl space will be inspected by Victor Hare when he is here in March to inspect all of the crawl spaces. He will also be asked to check the hatches for insulation and about blocking the vents, although in the past he has advised against this practice. Access to the Crawl space for the energy audit will be allowed.

COMMITTEE REPORTS

GROUNDS: Brickman is doing the dormant pruning. They are about three weeks behind schedule because of the weather and may delay pruning of some of the bushes, especially the azaleas. They cannot do anything about the vines next to the marina steps without county approval. This has been applied for and they are waiting for the county to reply. A Wye Oak sapling will be planted.

FITNESS CENTER: Two unit owners have expressed reluctance to join because they have seen dogs in the room. Since dogs are not allowed in there, Bernadette will speak to the homeowner.

MARINA: Dennis Seymour has asked that anyone who still has not removed crab pots from the piers please do so immediately.

Fire extinguishers in the marina, pool area, and the three apartment buildings are inspected annually in July. If any boat owners would like theirs to be inspected at the same time, please contact Dennis.

TREASURER'S REPORT

- Spoke with auditor, Stanley Gordon, CPA, of Gordon and Associates, earlier this week. He is in process of firming up audit dates and item schedule with Brodie Management. He still is on track for presenting draft audit to Board at its May meeting.
- Treasurer incorrectly reported at January meeting that our tax return is due on March 31. Correct date is March 15. Based on conversation with Stanley Gordon, we will file for an extension since the information needed for the return, which overlaps the information needed for the audit, will not be fully available by March 15. We have filed for an extension in times past for this same reason. Should not be a problem.
- Unaudited financial statements for 2014 show year to date (January) actual expenditures (\$34,453) in an amount approximately double the amount budgeted (\$17,398). Factors responsible: First, Grounds invoices for 2013 work were received in January and, temporarily, charged to January. This will be cleared up by adjustments to be made by auditor. Second, Tree Maintenance for 2014 all was done in January and charged accordingly. This item is on budget for the 2014 year if no other Tree Maintenance is done during 2014. Third, Snow Removal due to heavy snow in January. Given the heavy snow in Dreams Landing in February also, we likely will be well over budget for the 2014 year on this item; may need to tap Reserves. Fourth, costs related to the flood under the 400 building temporarily have been charged to the General Maintenance account. As insurance claims and owner responsibilities are sorted out, most, if not all, of these charges should be adjusted out of the General Maintenance account.
- Delinquencies: As of 2/25/14, we continue to have one major delinquency. This was turned over to our attorney about the same time as payment was received, and the attorney action was rescinded. There seems to be a continuing pattern of planned late payment here. Since this could well become a legal matter, this Treasurer suggests that the matter be discussed in an executive session following the meeting. (The Board should have available a more current delinquency report from Brodie at the meeting.)
- Small balance letters were sent out to several homeowners.

MANAGEMENT COMPANY REPORT

TRASH CONTRACT: Current contract with Allied Waste expires April 2014. Kasia negotiated the price with Bay Area Disposal to \$540 per month (down from the original price of \$575). Based on December 31, 2103, statement the association paid \$7,817 for trash removal in 2013, averaging \$651 per month. The board voted to cancel the Allied Waste contract and sign a new one with Bay Area Disposal for both trash and recyclables.

CRAWL SPACES: Victor Hare of Hare Engineering changed the crawl space inspection date to March 8th.

BUILDING 400: Photos and the inspection report for the water damage to Unit 402 were distributed. A repair estimate from Asgard for \$7500 (for repairs recommended by Victor Hare) was also distributed. Kasia asked Asgard for an estimate for repairs to the crawl space.

TREE TRIMMING: The county will trim their trees, weather permitting. If it is not done by the end of March, Kasia will contact the county again.

CALL LOG: There was one call in February concerning an AC unit that was moved. It needs to be located on a platform/slab.

MISCELLANEOUS: It was suggested that there should be more than water shut off tool available to shut off water to a building and that the locations of the shut-off valves need to be clearly marked. Kasia will check into getting more and making sure that they are easily located so that water can be turned off.

OLD BUSINESS

Jean Morrow asked about minutes that are missing from the web site. She also complimented the new design of the site. Any minutes missing from 2013 will be added to the minutes tab.

NEW BUSINESS

The subject of a heater for the pool was discussed. The current system is not working properly and there is a possible leak in the propane tanks or the lines. Different options and their costs need to be explored before a decision can be made. Possibilities include repair of the current system, replacement of the current propane system, or installation of a heat pump system. Other local communities with heated pools will be contacted to see what system they use and how effective it is.

Another item discussed was resurfacing of the pool. This was done in 2009, and we can probably get by for another year before it needs to be done again. Rusty will check on the tile transition line. The solar blanket also needs to be replaced/upgraded. One system that has been recommended by a user is one that can be operated by one person and can also be anchored. It is compatible with our pool cover. Rusty will continue to investigate.

We are currently renting our AED (defibrillator) system for the pool. Rusty recommended that we buy rather than lease this equipment. He, Van and Bernadette will look into this, including the option of a commercial grade system.

There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Nan Harrison
Secretary

NEXT MEETING: 6:30 P.M., THURSDAY, March 27, 2014