

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

THURSDAY, March 28<sup>th</sup>, 2013

**Board members present:**

Rusty Bergen, Vice President

Ray Turner, Treasurer

Robert Van Buskirk, Member-at-Large

Nalan Ozan Lyons, Secretary

**Board members not present:**

Bernadette Benik, President

**Management Company Representative:**

Mary Selhorst

**Owners present:**

Christine Alvey, Nancy Russell, John Sheerin, Turner Trippe, and Jeremiah Lyons

Rusty called the meeting to order at 6:30 p.m and the February 2013 Minutes were approved.

**Owners' issues:**

There were no issues reported.

Greg Falter, a representative from North Arundel Contracting, agreed to come to speak to us about the asphalt access road and the patch in front of the dingy rack and how North Arundel Contracting would repair those issues. He explained that the lower part by the dinghy rack would be repaired first by removing the old road surface, pouring a sub-base, overlaying and filling potholes, before moving on to the upper part of the access road. He continued that they would extend the curbs all the way up and building up speed bumps and water diverters. He would like to start around the beginning of June and he estimates that it would take around 7- 8 days to complete.

Ray suggests that we should accept Phase 1 of the project, which includes the repair of the patch in front of the dinghy rack adjacent to the bulkhead, which would cost \$6,020.00. He continues that we should wait to decide if we want to move forward with Phase 2, the upper part which includes the access road. Ray made a motion to approve Phase 1 of the repairs, Rusty- moved, Van- seconded, all in favor to approve the repairs.

### **Management Report:**

**Tree removal:** Mary reports that that we came to a consensus about trimming the tree in front of the 400 building instead of cutting it down.

**FHA certification:** Mary reports that it is in progress and usually takes about 6 months.

**Asphalt road:** Greg Falter reported at the beginning of the meeting

**Broken sewer pipes:** Mary reports that multiple bids are being pursued at this time.

### **Treasury Report:**

Ray reports that the Auditor will be at the May 2013 board meeting and currently we are on budget for the year so far. In regards to the delinquencies, Ray reports that the unit is vacant and that payment is sent in but sometimes not on time and that the unit representative cannot be reached.

### **Committee Reports:**

#### **Marina Committee:**

Rusty reports that Dan Larian will start on the repairs to the wave screen, which had not been completed before. He continues that lighting to the marina is currently being worked on.

#### **Grounds Committee:**

Van reports that he has received several quotes for soaker hose installation behind the 800 building, adding plants beside the 700 building, and adding some plants to the front of the 200 building to improve the landscape design. He continues that they will plant sea grass by the waterfront to replace the damaged plants. Van also reports that A.R.T. Lawn & Yard Management has asked to submit a snow removal and sanding proposal, which might be less expensive than our current provider.

#### **Old Business:**

Rusty reports no issues.

#### **New Business:**

Rusty reports that there is new legislation regarding the liability for ownership of pit bulls and pit bull derivatives, which could hold owners, tenants, and homeowner associations liable in case of a lawsuit. Van recommends sending out information to the unit owners that the board is aware of this new legislation.

Ray suggests rescheduling the Annual Board Meeting 2013 from Saturday, December 14<sup>th</sup>, 2013 to Saturday, December 7<sup>th</sup>, 2013 at 9:00 AM. Ray- moved, seconded by Van, all in favor to reschedule the Annual Board Meeting to Saturday, December 7<sup>th</sup>, 2013 at 9:00 AM.

There being no further business, all were in favor to adjourn the meeting at 7:42 PM.

**Next Meeting:**

Thursday, April 25<sup>th</sup>, 2013 at 6:30 PM

Respectfully submitted,

Nalan Ozan Lyons