

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

Thursday, April 25th, 2013

Board members present:

Bernadette Benik, President

Rusty Bergen, Vice President

Ray Turner, Treasurer

Nalan Ozan Lyons, Secretary

Not present:

Robert Van Buskirk, Member-at-Large

Management Company Representative:

Mary Selhorst

Owners present:

Christie Alvey, Nancy Russell

Others present:

Greg Falter from North Arundel Contracting

The meeting was called to order at 6:30 PM and the March Minutes were approved.

Bernadette mentioned that several homeowners would like to see the Board Minutes posted on the website earlier, and proposed to post a draft of the minutes online which would be approved at a later time during the next meeting. Rusty opposed posting a draft of the minutes online, stating that any postings should be approved by the board first. It was decided that the approved minutes from the previous month will be posted on the website in a more timely manner, and homeowners are encouraged to attend the monthly meetings on the dates posted on the website.

Greg Falter reported that he took a second good look at the road leading to the pump house and he thinks that the road is in very bad shape and that the board should consider thinking about agreeing to repair the pad in front of the pump house and the road at the same time, instead of doing the project in two separate phases.

Ray agreed to meet up with the Financial Committee to go over the budget to see if we can do the whole project at once.

Owner's issues:

Nancy mentioned that the pillar which holds up her porch by her front door had shifted quite a lot and she had called Brodie Management about it.

Marina Committee:

Bernadette reports that the water is on at the marina after repairs of a major leak. She continues that the wave screen has been repaired properly.

Security Committee:

Bernadette reports that the LED light fixtures for the security lighting on the piers have arrived and will be installed shortly.

Pool Committee:

Rusty reports that by law we are now required to have an AED, an automated external defibrillator, available at the pool. He continues that American Pool offers an annual lease for an AED during pool season for \$750 and a one-time fee of \$250 for the wall-mounted housing of the AED, and American Pool will be responsible for the paperwork and the maintenance of the AED. Rusty also reports that the pool is on schedule to open on the weekend of May 18th and 19th.

Management Report:

FHA Certification: Mary reports that the old certification expires on June 9th and that the renewal process has been started to replace it.

Broken sewer pipe: Mary reports that bids to repair the broken pipe are coming in and will be reviewed.

Gutter cleaning: Motion was passed to approve the bid from Cunningham Contracting for gutter cleaning.

Old Business:

Update on rails: Bernadette reports that there were some corrections to be made to the contract with Long Fence for the approved railing. Once the specifications are corrected, Long Fence will start fabricating the railing and Bernadette will be notified of the progress. Bernadette will send out information via email to inform homeowners and also put the information on the Dreams Landing website so homeowners know when Long Fence will be installing the railing.

New Business:

Ray reports that he found roof shingles in his front yard after the recent storm but he doesn't know which building they came from. Mary reports that shingles were also found in front of unit 704. Ray suggests that someone should take a look at the roofs of all the buildings. Mary agrees that she will look into that.

Bernadette mentions that a Spring Walkthrough has not been scheduled yet, but the board members will schedule the walkthrough soon.

Rusty reports that Vicky Lathom and Nan Harrison will be hosting a Summer Solstice Party; a date will be determined and posted on the website.

There being no further business, all were in favor to adjourn the meeting at 7:53 PM.

Next Meeting:

Thursday, May 30th, 2013 at 6:30 PM.

Respectfully submitted,

Nalan Ozan Lyons