

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, APRIL 24, 2014

BOARD MEMBERS PRESENT:

Bernadette Benik, President
Nan Harrison, Secretary
Ray Turner, Treasurer
Robert Van Buskirk, At-Large

OWNERS PRESENT: Beth Darling, Jean and Jim Morrow, Ann Myers, Ron Seligman, Dennis Seymour.

MANAGEMENT COMPANY REPRESENTATIVE: Juliette Horney

Bernadette called the meeting to order at 6:30 p.m. and the minutes of the March 27, 2014 meeting were approved as written.

OWNERS' ISSUES: Beth Darling reported that the lights behind the 300/400 buildings are not operating. They are scheduled to be repaired this week. Jean Morrow asked about adding a street light or ground lighting at the steps in front of the 1300 building. Ann Myer asked about adding additional insulation under their unit. Van noted that he had foam insulation sprayed in his crawlspace and that it has helped.

COMMITTEE REPORTS

MARINA: Dennis reported that the dock water has been turned on. He replaced approximately 75% of the pipes and will submit a receipt for reimbursement for materials only. Occupancy notices have been sent.

GROUNDS: Van reported that the repairs to the marina road will be done next week; it was under warranty. The company recommends seal coating the road. Van will check on that and a traction additive. The old lumber by the marina steps will be removed. Brickman is waiting for things to come into bloom before recommending new plantings. The bushes covering the windows at the side of 1301 will be trimmed drastically. He noted that Brickman did an excellent job removing snow this winter.

POOL: An informal open meeting was held at 6 p.m. this evening to discuss the pool heating system. In addition to the entire board, owners representing six units were present. Bernadette also noted that 15 owners sent emails voicing their opinions on this subject (10 against, 5 in favor). After considering the expense of replacing the inoperable system with a propane heater or heat pump, and weighing that against the expense of replacing the roof of the pool house (which must be done), the board approved a motion not to replace the pool heating system at this time.

TREASURER'S REPORT

Ray reported that the final draft of the 2013 Audit will be presented at the May board meeting. We are currently approximately \$17,000 over budget for the year. \$12,782 is the snow removal

overage and the rest should even out by year's end. The matter of an outstanding condo fee will be discussed in an Executive Session immediately following this meeting.

MANAGEMENT COMPANY REPORT

1. Architectural Request:

Arch Request received from 1101 DLW for replacement of steps off deck- after reviewing the file it seems as though the deck was added by a unit owner not the builder making it unit owner responsibility.

2. Crawl Spaces:

Inspection completed and attached. Obtain three complete estimates and vote at May board meeting.

3. LEAKS:

- Bldg # 200: Leak found in 203 believed cause is brick facing under window, requested three proposals from Asgard Services, Cunningham contracting and North Arundel Contracting- NAC assigned to investigate and repair to avoid mold or more damage. Unit owner notified that upon deeper investigation if cause was found to be something different and deemed unit owner responsibility she would then be responsible for the repairs. NAC suggested removing the drywall sheet in basement to ensure that there was no mold or termite damage in case this has been going on prior to unit owner noticing. Unit owner refused, requested in writing for future liability. (Accepted Proposal and Unit owner notification attached)
- Bldg #400: Work performed by David from Asgard Services scheduled to be completed as of April 25th, 2014. Payment of invoice for floor joists in total amount of \$6987 will be paid for \$4,827.90 (70% declared to be pre-existing damage, not a result of the leak) payment for the remained to be discussed with Paul Graham or Miller Mutual to establish payment. ***Invoice to be paid from Operating account unless otherwise notified. ***

4. Pool:

- Roof: Estimate for replacement from Cunningham Contractors (attached). Second estimate requested from SW Sheafy Contracting and Mainline Construction (awaiting).
- Pool AED: Total Package Prices below, proposal (attached)
 - Amazon: \$1269.99 (no management)
 - AED Brands: \$1963.00 (no management)
 - Critical Response: \$1935.00 (includes free management)

Will check with the health department to make sure we purchase the approved model.

- Pool Deck Power washing: Proposal requested from Bill Trippett (attached) Will compare with other estimates.
- Pool Heat Pump Replacement: Requested additional proposal from Anchor Aquatics (attached). See action taken under Pool Committee Report.
- Propane Invoices: (Attached)
- Phone Service: To be reinstated no later than May 1st.

5. Power Washing:

Estimate for power washing for 607 (attached). On the upcoming spring walk-through the board will identify any other buildings that need cleaning and then arrange for it to be done.

6. Trash:

Trash and Recycling Receptacles removed by Allied Waste and placed by Bay Area. Signs for proper Recycling procedure ordered and will be posted on community inspection taking place.

OLD BUSINESS: None

NEW BUSINESS: None

There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted,
Nan Harrison
Secretary

NEXT MEETING: 6:30 P.M., THURSDAY, MAY 29, 2014