

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

Thursday, May 30th, 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:

Kasia Natale, Regional Property Manager at Brodie Management

Owners present:

Christie Alvey, Nancy Russell, Turner Trippe, John Sheerin

Others present:

Dawn Penrod, Auditor

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

Owner's issues:

Christine mentioned that the telephone box between the 100 and 200 building seems to be broken and some wires are hanging out of it. She also inquires about the wedge of property in front of the 100 building which belongs to our neighbor on Wilson Road. Bernadette says that she will follow up with them in regards of the property.

Turner inquires about the towing company and the signage we had talked about at the January meeting. The towing company we are currently using is within the radius that is allowed and we will be renewing the contract in June. He also inquired about the decision made to pave the road and the pad in front of the new bulkhead. The board decided that we were financially able to fund the project after the Finance Committee met. Turner also asked about the railing project, which Bernadette said she will discuss in detail later. He also offered to help put up the approved Minutes on the website if needed.

Ray introduced Dawn Penrod to present the audit of Dreams Landing. Dawn discussed the financial statements and said that the final report would be ready by the end of June, which includes a PDF file which will be put on the website.

Committee Reports:

Marina Committee:

The big spotlights at the end of the marina piers will be looked at, so they are not as bright and not exactly directed at the person walking on the piers.

Pool Committee:

Rusty reports that the pool is open and the water heater is on and working, but that not all units have submitted the pool forms yet. He continues that the AED has been installed inside the pump room at the pool for emergencies.

Security Committee:

Rusty reports that he has attended the meeting of the Southern District of the Anne Arundel Police Department, which was especially geared for waterfront communities. He continues that he signed the community up as part of their program, which allows them to enforce State and County laws as well as our community rules on the grounds.

Grounds Committee:

Nalan reports on the grounds on behalf of Van. The grounds are doing well but some problem areas are being monitored more closely. Bushes were planted beside the 700 building and repairs were done at the 200 building. On May 13th, the grounds were treated by True-Green instead of Brickman, with additional fertilizer in high traffic areas. Some neighbors have requested tools to trim their own bushes and trees, which is encouraged. However, contractors and homeowners are not allowed to dispose of large gardening debris in the dumpsters.

Greg Falter from North Arundel Contracting notified us that they will be starting repairs on the marina road and the pad in front of the dinghy rack around the week of June 3rd. The surface grade from the road to the marina walkway will be adjusted to ease the use of the marina wagons, and the grade of the road in front of the dinghy rack will allow water to run off into the Severn.

Treasurer Report:

Ray reports that we are running a bit high on the maintenance cost and we will take a look into that. Bernadette suggests that the high cost might be contributed by the two floods inside the meeting room. Ray encourages using Direct Debit when paying HOA fees to avoid late fees.

Management Report:

Broken sewer pipe behind unit 1004: Kasia reports that none of the contractors will provide a bid to repair the broken sewer pipe without actually having access to it to take a closer look at it. She will follow up to see if the contractors can give us a price range for the repairs.

Gutter cleaning: Kasia reports that she received two proposals for gutter cleaning: Cunningham for \$1, 580 and Specialty Gutter Service for \$2, 400. Turner points out that the underground cleanout parts also have to be cleaned out to prevent overflowing. Kasia will look into that. Bernadette points out that the contractor should also check the gutters more carefully and check their structural integrity of the downspouts and cleanouts.

Landscaping: Kasia will meet with Van to discuss any landscaping issues.

Touch up paint: The board will take a closer look at the problem areas during the Spring Walkthrough and discuss any issues. Kasia reports that she will get more proposals on that.

Repairs to unit 804: The board approved the repairs to the unit provided by Cunningham.

Marina road: Ray reports that he will send an email to homeowners regarding the marina road repairs.

Old Business:

Update on rails: Bernadette reports that the fabrication of the railings is underway and she will get an update on the exact date if the removal of the old railings and installation of the new railings throughout the community and the homeowners will be notified about the exact dates.

Dumpsters: Kasia asked to get a credit for 1 month dumpster service for free and she will follow up with the dumpster company to find out what exactly the problem is. Bernadette suggests sending out a community email to remind homeowners what exactly is allowed inside the dumpsters and remind contractors to haul away debris instead of piling it into the dumpsters. Dennis Seymour will create new signs for the dumpsters to remind us what exactly goes into the two different dumpsters.

New Business:

Bernadette will organize the Spring Walkthrough at a date which is most convenient for most.

Ray mentions that we need a volunteer who is willing to manage the bike room.

There being no further business, all were in favor to adjourn the meeting at 8:00 PM.

Next Meeting:

Thursday, June 27th, 2013 at 6:30 PM.

Respectfully submitted,

Nalan Ozan Lyons

