

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, MAY 29, 2014

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Christine Alvey

MANAGEMENT COMPANY REPRESENTATIVE: Juliette Horney

Bernadette called the meeting to order at 6:30 p.m. and the minutes of the April 24, 2014 meeting were approved as written.

OWNERS' ISSUES: Christine Alvey reported that poison ivy is growing along the Hyatt property fence. Van will look at it and have it removed.

COMMITTEE REPORTS

MARINA: Bernadette reported for Dennis Seymour. Slip occupancy forms and checks are being collected. He has submitted invoices for materials used in repairing the dock water system. The ladder is being fixed.

AUDITOR'S REPORT: Stan Gordon of Gordon & Associates presented the nearly completed audit for 2103. There are still a couple of loose ends to tie up. Balance sheets look good, as do the operating funds for both the condos and the marina. There were some coding errors and these are being addressed. We owed no income tax again and we will request a refund of pre-paid taxes. Once the attorney letter and bank confirmations are received, the audit will be finalized; most likely in June.

BACK TO COMMITTEE REPORTS

GROUNDS: Van noted that gutters and downspouts will be flushed during the cleaning process. Brickman is a little behind but mowing and trimming will be back on schedule this week. Seven bushes left over from the area to the left of the marina stairs will be located in the marina area at no extra charge.

POOL: The pool is currently open on weekends and will operate on a full schedule starting in the middle of June. Rusty noted that trash cans were not emptied after the last private party and that 9 guests were signed into the pool at the same time by the same person. This is over the limit and Rusty will speak to the owner. The new AED arrived and we are waiting for the new roller for the pool cover to be delivered. Until it does, the guard is covering it manually.

TREASURER'S REPORT

Ray reported that Juliette is recoding and reclassifying some of the accounts to correct errors made before she became our property manager.

MANAGEMENT COMPANY REPORT

BELOW ARE THE ITEMS THAT HAVE BEEN ADDRESSED SINCE OUR LAST BOARD MEETING OR ARE UNDER CONSIDERATION/REVIEW AND NEED TO BE PRESENTED TO THE BOARD OF DIRECTORS FOR THEIR APPROVAL.

PLEASE NOTE ALL PROPOSALS WILL BE PROVIDED ONCE THREE COMPETATIVE BIDS ARE RECEIVED.

1. **CONCRETE REPAIRS: INFORMATIONAL**

- Proposals for repair of the trip hazards located throughout the community.
Option #1; repair of all trip hazards 3/8" and up plus curb cutting
Option #2; repair of trip hazards 3/8" and up no curb cutting
Option #3; repair of trip hazards 5/8" and up plus curb cutting
Option #4: repair of trip hazards 5/8" and up no curb cutting
Precision- #1- \$11,147.00
 #2- \$7407.00
 #3- \$9378.50
 #4- \$5638.50

GMC- Awaiting
Epic Concrete- Awaiting

CRAWL SPACES: INFORMATIONAL

Proposals for Repairs based on Victor Hare Report Requested from:

Mainline- \$5700.00
Bill Trippett- Awaiting
Haase Contracting- Awaiting

DRYER VENT CLEANING *BOARD DECISION REQUIRED*****

Proposals for the dryer vent cleaning of building 300, 800, 1200 (attached)

Bill Trippett- \$195.00 (\$145.00 per townhouse unit)
Mainline- \$225.00 (\$75.00 per townhouse unit)
T and D Duct- \$350.00 (\$116.00 per townhouse unit)

A motion was made, seconded and passed to accept the bid from Trippett.

GUTTER CLEANING * BOARD DECISION REQUIRED*****

Proposals for gutter cleaning of 10 buildings (apartment buildings do not have gutters). Attached

Bill Trippett- \$4900.00

Mainline- \$2400.00

Specialty Gutters- \$2600.00

A motion was made, seconded and passed to accept the bid from Mainline.

LEAKS: INFORMATIONAL

Bldg # 200: Awaiting Report from Victor Hare for better understanding of where leak may be originating prior to excavating and/or performing work for a French drain. Report is Due by May 30th, 2014

Bldg # 400: Repairs completed, no outstanding invoices, insurance funds collected- CLOSED

PAINT TOUCH-UP: INFORMATIONAL

Proposals for paint touch ups to building 300 near back door, end of 404, building 600, building 800 under entrance window, front of 1300.

Bill Trippett- Awaiting

Mainline- \$600.00

Reliable Paint- Awaiting

Pool: INFORMATIONAL

Decking: Proposals for Resurfacing/ Sealing and Coating

Bill Trippett- Awaiting

GMC- Awaiting

Mainline- Awaiting

Power washing: Proposal to apply concrete cleaner, power wash concrete pool deck, power wash landscape brick wall, and hand scrub pool edging.

American Pool- Awaiting

Bill Trippett- \$3,200.00 (using Purple Driveway and Concrete Cleaner)

Mainline- \$3,000.00 (using Super Aqua Solvent)

Roof: Proposals for Roof Replacement

Cunningham- \$9,468.00

Haase Contracting- Awaiting

Mainline- \$16,200.00

2. ROOF TREATMENT: INFORMATIONAL

Proposal for roof treatment for buildings 500, 600 and 900

Bill Trippett- \$3400.00

Cunningham- Awaiting

Mainline- Awaiting

A motion was made, seconded and passed to spend \$450 each for two motion-activated flood lights for the rear of the 300 building. It was also decided to eliminate the exterior lights at the

front entrances to the 300 and 800 buildings. The sensors do not work and the lights stay on 24 hours. The interior stairwell lights are sufficient to light the entrances.

OLD BUSINESS: The road to the marina has not been repaired or sealed and is getting worse. Van will follow up on this.

NEW BUSINESS: The annual Summer Solstice deck party will be held on Saturday, June 21st.

There being no further business, the meeting was adjourned at 8:35 PM.

Respectfully submitted,
Nan Harrison
Secretary

NEXT MEETING: 6:30 P.M., THURSDAY, JUNE 26, 2014