

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

Thursday, June 27th, 2013

Board members present:

Bernadette Benik, President

Rusty Bergen, Vice President

Ray Turner, Treasurer

Robert Van Buskirk, Member-at-Large

Nalan Ozan Lyons, Secretary

Management Company Representative:

Kasia Natale, Regional Property Manager at Brodie Management

Owners present:

Christie Alvey, Nancy Russell, Mary Turner, Pat Henry, Samara Martin-Ewing, Eva Gholson, Dennis Seymour, Ron Seligman, Turner Trippe, Rick Ammon, Jeremiah Lyons.

Owner's issues:

Rick Ammon presented and read a letter to the board about his complaint regarding the incident which happened between a resident dog and a visitor dog in the common area of the pool deck on June 8th, 2013.

The board listened to many opinions of homeowners and board members regarding the Anne Arundel County leash laws and possible rule changes in the community.

The board is taking this issue very seriously and will look into the laws more closely to come up with a solution.

Committee Reports:

Workshop Committee:

Dennis Seymour reports that the pump house is leaking and the workshop committee is seeking approval of the board to power wash the flat roof, seal the cracks, flash two sides of the roof,

paint, and seal the deck before the water deteriorates the concrete. The board approved the proposal and the workshop will finish the work.

Marina Committee:

Dennis Seymour continues that the security committee installed security lights, and replaced the flood lights with LED lights at the poop deck, the dinghy rack, and the pad in front of the pump house. He also states that the fire extinguishers have been replaced and have been found to be up to code and within compliance of the fire department.

He continues that the damage to the pier, from the boat which hit the pier when it dropped off some passengers, came to \$650. The name of the boat is known but there are is no boat documented under that name.

Grounds Committee:

Van reports that the spring pruning is underway and that some loripie besides the 800 building has been replaced by some new plants. He continues that during the Spring Walkthrough some bushes, shrubs, and trees have been found to be overgrown and bids will be compared to get that job done. The overgrown trees in the homeowners' backyard will be identified and an email will be sent out to the homeowners to get it fixed.

Van reports that there will be a stone enforced drain installed by the marina road to divert runoff. He also reports that there has been some breakage of the surface of the pool parking lot and North Arundel Contracting have submitted a proposal to sealcoat the parking lot surfaces for \$7,952 before anymore breakages occur.

Architecture Committee:

Bernadette reports that the installment of the railings has been started but was delayed due to rain. They will return to install the remaining railings throughout the community. They fixed the scratches and will replace the cracked top caps on the railings at the end.

Management Report:

Broken Sewer Pipe: Kasia reports that she is waiting on proposals with estimated range of cost of replacement.

Towing Signs: North County is waiting on new signs and will install them as soon as they receive them.

Spouts: Kasia reports that Cunningham finished the inspection of the gutters and spouts and re-attached them where needed.

Touch Up Paint: She reports that she is waiting on proposals for touch up paint in the apartment buildings.

Dryer Vents: The dryer vents have been cleaned in all the laundry rooms, and will be done quarterly from now on.

New Signs: Kasia ordered new signs and they will be installed as soon as she receives them.

Proposal from North Arundel: They will charge \$585 in addition to duplicate the tick marks on the curbs.

Pool House and Retaining Walls Painting: Kasia is waiting for proposals.

Old Business: None.

New Business:

Samara mentioned that her shower is draining slower and her toilets are flushing slower than usual. Kasia assured her that the broken sewer pipe will not affect the drainage in other homes; however she will follow up on that.

Announcements:

Ray will send an email out to the homeowners reminding them that there will be no board meeting in July and the next meeting will be held on Thursday August 29th at 6:30 PM.

We also want to thank Nan and Vicky for organizing a very successful Solstice Party.

There being no further business, all were in favor to adjourn the meeting at 8:30 PM.

Next Meeting:

Thursday, August 29th, 2013 at 6:30 PM.

Respectfully submitted,

Nalan Ozan Lyons

