

**DREAMS LANDING CONDOMINIUM**  
**MEETING OF THE BOARD OF DIRECTORS**

Thursday, August 29th, 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, Vicky Lathom, Anne Myers, Anne Jordan, Dennis Seymour, Ron Seligman, Turner Trippe, John Sheerin

**Others present:**

Tim Bishop, Branch Manager at Brickman

Bernadette calls the meeting to order at 6:30 PM, and the board agrees to move the grounds discussion to the foreground.

Tim Bishop from Brickman states that our contract with them will be up for renewal in December. He continues that they have implemented a monthly walk-through of the community with BOD members and Kasia of Brodie Management to assess and address issues as they come up. He says that Brickman plans on doing some dormant-pruning on the larger shrubs which are out of control, e.g. shrubs by the pool area. He explains that doing that type of pruning now will harm or kill the plants. He further explains that they are planning on doing some soil top dressing and seeding to avoid top soil erosion and help germination of the shade seed mix.

He agrees to come to the board meetings on a quarterly basis to answer any question homeowners may have. The dates will be published in advance, so that homeowners can plan ahead to attend the meetings.

Van adds that around September 23<sup>rd</sup>, Brickman will start work on the soil top dressing and seeding with shade seed mix, targeting especially the areas behind the 100, 200, and 300 buildings, as well as in front of the 1000 and 1100 buildings. He continues that the dead loriapae in front of the 900, 200, and 400 buildings will be replaced and more loriapae and some pacasandra will be added in front of the 300 building. He adds that in front of the 800 building, jute net and mulch will be added to cover the exposed tree roots and hold the mulch in place. The Dreams Landing Gardens in front of the 500 building, which was maintained and upgraded by the owners in the 500 building, will now be cleaned up and maintained by Brickman.

### **Owner's issues:**

Christie Alvey was inquiring about the land in front of the 100 building, which belongs to our neighbor Mr. Kowaki. Bernadette informed her that Mr. Kowaki would like to meet with the BOD to figure out what to do with the strip of land in front of the 100 building.

Turner Tripp informed the BOD that there is a crack on the side of the 800 building above the basement window. Kasia will look into that.

### **Committee Reports:**

#### **Architecture Committee:**

The committee received a request from the owners of unit 402 and 403, to raise the fence in the backyard between the two units by adding on top of the existing fence to offer more privacy. The Architecture Committee approved this work. Rusty moves the motion to approve the work, Ray seconded, all in favor to approve.

The BOD approved the replacement of the sliding doors in the sun room of unit 501.

Letters will be sent to all homeowners approving requests and advising them of responsibility for changes as reflected on the completed architectural request form.

#### **Parking/Security Committee:**

As per the Marina Rules, marina users and their guests who do not normally park in their vehicles in the pool parking lot are to use that lot only while loading and unloading for marina use. This is especially true if engaging in overnight boat trips.

There is also no rule against backing vehicles into parking spaces throughout the community.

Dennis Seymour reports that during the summer months, several thefts were reported. They targeted unlocked cars looking for change, no breakings were reported. As a safety measure, everyone should lock their cars.

#### **Workshop Committee:**

Dennis proposes that the rent from the workshop owed to Dreams Landing should be waived for three (3) years, due to the work done by the workshop group on the pool deck and the poop deck. Ray moves the motion to waive three (3) years of rent from the workshop, Rusty seconded, all in favor.

### **Treasurer Report:**

Ray reports that the 2012 audit is completed and available on the Dreams Landing website. A hardcopy of the audit can be requested from Brodie Management.

He continues that the Finance Committee is open to owners and work on the 2014 budget will start shortly.

### **Management Report:**

Broken Sewer Pipe: Kasia reports that she met with Michael and Son about the broken sewer pipe and they indicate that the tree in the backyard has to be removed first in order to get to the pipe. She is still waiting to hear back from the other companies.

Hallways paint, power-wash and point the retaining walls, paint front of the pool house and touch up paint on handrails: Kasia received three proposals: INM \$7,000, Pro \$10,495, and JRV \$6,700. The board approves to proceed with INM.

New signs: Kasia reports that new "Private Property" and "No Trespassing" signs were posted throughout the community.

Water leak by pumping station: The water leak has been repaired.

### **Old Business:**

Kasia reports that the old covers for the crawl spaces have been replaced, and they are ready for the winter.

Bernadette reports that the cracked rail caps have been replaced, some are still missing. However, there will be a final walkthrough in the following weeks to ensure proper installments of the rails. She continues that the final payment will not be made until the job is finished to our satisfaction.

### **New Business:**

The Marina Committee proposes gates with keypads on the piers of the marina, to prevent non-marina slip holders from being dropped off or picked up at our marina, since there were several security issues this summer.

There was a discussion about safety issues, issues of sharing the gate code with non-homeowners, and the cost and appearance of the community.

Bernadette states that the BOD is not ready to make any decisions yet, and suggests a meeting of slip license holders to come up with some solutions. She continues that a notice will be send out to homeowners that the BOD will listen to owners at the beginning of the September BOD meeting at 6:00 PM on 9/26.

The board votes and is in favor to renew the contract with Brickman.

Ray reports that Jim Patterson, after many years of volunteering, is ready to give up the maintenance of the Dreams Landing website.

Rusty suggests that Barbara Bergen and Mike Myers could work together to take a look at the website and come with a solution and get back to the BOD at the September meeting.

There being no further business, all were in favor to adjourn the meeting at 9:00 PM.

**Next Meeting:**

The September BOD meeting will be held on September Thursday 26<sup>th</sup> at 6:00 PM instead of the usual time of 6:30 PM.

Respectfully submitted,

Nalan Ozan Lyons