

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

Thursday, October 31st, 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, Anne Jordan

Bernadette calls the meeting to order at 6:30 PM, and the September Minutes are approved.

**Owner's issues:**

None.

**Committee Reports:**

**Pool Committee:**

Rusty reports that the pool has been winterized and the bathrooms have been locked for the season. He continues that a non-pool person should look at the pool heater for a quote, such as an electrician, or a plumber. Ray suggests that we should look at other technologies, such as an electric flash heater as opposed to the propane heater which we have in place right now. Kasia states that she will look into it.

**Grounds Committee:**

Van reports that everything was in good shape at this month's Community Walkthrough. He suggests that he will compose a courtesy note to unit 101, that the tree which hangs over the backyard fence will be trimmed before it takes down the fence.

Anne Jordan reports that the tree in front of her unit is losing limbs excessively and is preventing any growth underneath and already has damaged the azalea bushes underneath she had planted. Van states that this tree is due for some work in 3<sup>rd</sup> year of tree improvements. Kasia will get quotes from Davie Tree Services, Brickman, and Bartlett for the takedown of the tree.

**Treasurer Report:**

Ray reports that the Budget Meeting is open to all homeowners to attend. Ray continues to explain the budget in detail and the Budget is approved and will be sent out to circulate to the community by November 15<sup>th</sup>. Ray also reports that there are two Board vacancies: Bernadette and Ray are both running and homeowners are encouraged to run for the vacancies as well.

**Management Report:**

Broken Sewer Pipe: Kasia reports that Michael and Sons completed the replacement of the sewer pipe on October 21<sup>st</sup>.

New signs: Kasia reports that new “Slip License Holders Only” signs were delivered today and will be installed by Steve Shoemaker.

Brickman Proposal: 2014 Proposal was approved by the Board and sent to Tim Bishop.

**Old Business:**

Rusty reports that Barb and Mike Myers have met to discuss the website and will update the Board soon.

Van states that Bernadette and Rusty will be the designated contact persons for instructions about salting, snow removal, and shoveling for the community in the case of inclement weather.

**New Business:**

Van suggests that the bulkhead is settling and it would be a good idea if the contractor came back to assess if it is an issue and if the gaps should be filled in with rocks. Rusty will contact Dan Larian to check the bulkhead for possible issues.

There being no further business, all were in favor to adjourn the meeting at 7:35 PM.

**Next Meeting:**

The November BOD meeting will be held on December Thursday 5<sup>th</sup> at 6:30 PM.

Respectfully submitted,

Nalan Ozan Lyons

