

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

Thursday, December 5th, 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:**

Christine Alvey, Dennis Seymour

Bernadette calls the budget meeting to order at 6:00 PM to discuss homeowner concerns and questions about the budget. There being no homeowners present at 6:00 PM, the Board decides to proceed with the regular scheduled board meeting. The October Board Meeting Minutes are approved.

**Owner's issues:**

None.

**Committee Reports:**

**Marina Committee:**

Dennis reports that the marina is winterized and that there is some damage from the deep freeze we had before Thanksgiving. He will look at other alternatives to PVC pipes.

**Pool Committee:**

Rusty reports that the pool company has a new Regional Area Representative and that they will be putting the pool chairs into the pool house for storage.

### **Grounds Committee:**

Van reports that there are significant tree limbs hanging over the road on the way out of the neighborhood and Kasia will contact the Anne Arundel County to find out if the trees hanging over the road through our community are county property before we start cutting the tree limbs back.

### **Treasurer Report:**

The final 2014 Budget is approved.

### **Management Report:**

2014 Budget: 2014 Budget was approved by the Board.

Power-washing: The Board approved to power-wash the 600 building.

Landscaping: Kasia contacted Brickman about a final leaf removal date, and Tom Bishop confirmed that it will be done in the next 2 weeks.

Lights: Kasia contacted an electrician to check the outside lights on the 800 building and the lights on the walkway between the 400 and 500 buildings, and the job will be done in the next couple of days.

Pool: Kasia contacted Birckhead Electric to check for alternatives to the propane for the heating of the pool.

### **Old Business:**

Rusty reports that John Bradbury came by to inspect the settling of the stone in the seawall, and Dan Lorian will come by next week to discuss any issues.

### **New Business:**

Bernadette announces that the next meeting will be the Annual Meeting and it will be held on Saturday December 7<sup>th</sup> at 9:00 AM.

There being no further business, all were in favor to adjourn the meeting at 7:10 PM.

### **Next Meeting:**

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

Respectfully submitted,

Nalan Ozan Lyons

