

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, June 26, 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 May 29, 2014 meeting were approved as written.

OWNERS' ISSUES: Van reported that the gutter is leaking down the rear of unit 1301. The door frame is rotting below the leak and the rear steps are also in bad condition. Juliette will assign a contractor.

COMMITTEE REPORTS

MARINA: Bernadette reported for Dennis Seymour. More checks have come in for slip occupancy. Dutch Britton will be inspecting the fire extinguishers. There have been more incidents of a car being left overnight in the parking lot and individuals being picked up from our pier.

POOL: Rusty reported that so far he has not received any complaints about the water temperature. The new roller for the pool cover is in use and works well. The AED has been set up and certified compliant.

GROUNDS: Van noted that a bush will be planted in front of the radon pump on the front of unit 1003. Brickman will replace sod in four or five places adjacent to unit 204 at a cost of less than \$500. The drainage issue around the sun porch at 1007 is being addressed. The level of the flower beds will be lowered and a French drain will be installed. The cost estimate is \$1360 and the work will be guaranteed. Mike Drucis is our new account manager with Brickman. Summer trimming of bushes and shrubs has been done. They recommended thinning out and replanting garden plants this fall. A dead rhododendron at 1303 will be replaced with a sky pencil. The dogwood in the rear of 1003 will be trimmed by the owner. The marina road has been repaired and sealed and can be driven on this Saturday. There was discussion about trees inside backyards. It was decided that any problems noted during walk-throughs would generate a letter to the owner. If owners do not respond, the work may have to be done and the owner billed. Juliette will check to see how other properties handle this subject.

TREASURER'S REPORT

Ray reported that the current operating account deficit of \$4420 could be due to the timing of quarterly invoices (such as for water) and might even out later as the year progresses. The audit is complete with the exception of the attorney confirmation letter which will state that there is no pending litigation against Dreams Landing.

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 COMPARATIVE BIDS ARE RECEIVED.

1. **CONCRETE REPAIRS:** *INFORMATIONAL*

- Proposals for repair of the trip hazards located throughout the community. PLEASE NOTE THAT DUE TO THE METHOD OF REPAIR THESE PROPSOALS ARE NOT "APPLES TO APPLES"

Precision- Method includes sawing sidewalk trip hazards and removing debris and dust from area, filling back in with concrete.

Option #1; repair of all trip hazards 3/8" and up plus curb cutting-\$11,147.00

Option #2; repair of trip hazards 3/8" and up no curb cutting-\$7407.00

Option #3; repair of trip hazards 5/8" and up plus curb cutting- \$9378.50

Option #4: repair of trip hazards 5/8" and up no curb cutting- \$5638.50

Epic Concrete- Method includes Demo, Remove, and Replace Concrete sidewalk.

\$5100.00

GMC –

\$7435.00

2. **CRAWL SPACES:** *INFORMATIONAL*

- Proposals for Repairs based on Victor Hare Report Requested from:

Mainline- \$5700.00

Bill Trippett- \$6980.00

Haase Contracting- Declined

Cunningham- Declined

RJ Contracting- Requested

3. **DRYER VENT CLEANING:** *INFORMATIONAL*

- Bill Trippett Assigned Scheduled 6/26/14

4. **ELECTRICITY:** *INFORMATIONAL*

- Motion detected Flood Lights (2) to be installed in back of 300 building week of July 14th.
- Charlie looking for cheaper alternative for lighting 1300 area.
- Attached are proposals for the changing of the electric panels for apartment buildings 300,800,1200.

A motion was made, seconded and approved to replace the common area breaker boxes in buildings 300, 800 and 1200. The funds will come from the reserve account.

NOTE: The electric panels being changed were manufactured by Federal Pacific. As many of these panels fail to trip when overloaded (causing fires) it is recommended that emails be sent to all owners suggesting that any that still have Federal Pacific breaker boxes look into replacing them.

5. **GUTTER CLEANING** INFORMATIONAL

- Mainline Assigned, completed on _____

6. **LEAKS:** INFORMATIONAL

- **Bldg # 101:** Roof leak. NAC completed minor roof repairs, submitted estimate for interior repairs, awaiting second estimate from Mainline.
- **Bldg # 203:** 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. NAC cut interior drywall week of 6/9 Victor Hare out to re-inspect on 6/16. Awaiting Report.
- **Building #1301:** Unit owner contacted Brodie Management on 6/20/13 reported damages to back door and stoop. From leak behind gutter. Stated this damage occurred during the winter and he has a contractor coming out to fix this door. Mainline assigned to fix gutter. Awaiting more information from unit owner for other repairs.

7. **PAINT TOUCH-UP:** ***BOARD APPROVAL NEEDED***

- Proposals for paint touch ups to building 300 near back door, end of 404, building 600, building 800 under entrance window, front of 1300.
Mainline- \$600.00 **Bill Trippett-** \$1600.00 **Reliable Paint-** \$400.00

Upon motion, the board voted to accept the proposal from Reliable Paint.

8. **Pool:** INFORMATIONAL

- **Decking:** ON HOLD
- **Power washing:** Proposal to apply concrete cleaner, power wash concrete pool deck, power wash landscape brick wall, and hand scrub pool edging.
American Pool- Declined
Bill Trippett- \$3,200.00 (using Purple Driveway and Concrete Cleaner)
Mainline- \$3,000.00 (using Super Aqua Solvent)
RJ Contracting- Requested

The power washing will be put on hold until next spring, just before the pool opens for the 2015 season.

- **Roof:** ON HOLD

9. **ROOF TREATMENT:** ***BOARD APPROVAL NEEDED***

- Proposal for roof treatment for buildings 500, 600 and 900
Mainline- \$3300.00 (bleach and soap solution)

Bill Trippett- \$3960.00 (fungus and moss killer Solution)
RJ Contracting- \$990.00 (fungus and moss killer Solution)

On hold until we can check with roofing companies to get their recommendations as to whether this is necessary, harmful or beneficial.

10. **LEASE UPDATE:** *INFORMATIONAL*

- There are 18 alternative addresses in Dreams Landing, of those 18, 7 have confirmed to not be renting. We currently have 5 leases on file and have 6 requests outstanding (802,804,904,1003,1005,1202) Letters were sent.

The board decided to accept tenant contact information in lieu of a copy of the lease.

11. **MAINTENANCE LIST AND CALL LOG:** (attached)

OLD BUSINESS: The June party was a success, especially weather-wise!

NEW BUSINESS:

Dates for late fall board meetings have been changed to accommodate holiday schedules. This will be posted on the website. The new dates are:

THURSDAY, OCTOBER 23rd	6:30 P.M.
THURSDAY, NOVEMBER 20th	6:30 P.M.
SATURDAY, DECEMBER 6th	9:00 A.M. ANNUAL MEETING

There will be no board meeting in July.

There being no further business, the meeting was adjourned at 8:20 P.M.

Respectfully submitted by
Nan Harrison
Secretary

NEXT MEETING: 6:30 P.M., THURSDAY, AUGUST 28, 2014