

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, August 28, 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 June 26, 2014 meeting were approved as written.

COMMITTEE REPORTS

MARINA: Bernadette reported for Dennis Seymour. Two more slip occupancy checks were submitted to Brodie.

POOL: Rusty reported that it was a good season and that this year's lifeguard was excellent. Labor Day hours will be from ten a.m. to eight p.m. and the pool will be open on the two weekends following the holiday. He received no complaints about the water temperature.

GROUNDS: Van will check with the owners of 204 and 607 regarding seed or sod in grassy areas by their units. They will need watering. Work to eliminate flooding at 1007 will be done in September. Three dead bushes are scheduled to be replaced at 1102. Bushes around the dinghy rack will be trimmed in October. Also in October the garden in front of the pumping station will be thinned and transplanted. Van suspects that there may be a broken water pipe under the pavers in front of the 500 building and he will follow up on that. A request was made to replace the tree that was removed from behind the 800 building. He will look into it.

TREASURER'S REPORT

Ray announced that the 2013 audit has been completed, signed and will be posted on the web site. The 2014 budget is currently running behind by \$17,136. \$15,000 of that is the snow removal overage from last winter. It could even out by the end of the year.

Ray and Juliette have worked on a draft budget for 2015. They will continue to work with the budget committee and plan to present the draft at the September 25th board meeting, send it out to unit owners in October. The hearing will be at six p.m. on October 23rd (prior to the board meeting). Any owners interested in working with the committee are welcome. The meetings will be on Wednesdays and Ray will announce dates and times via email.

Turner Trippe has been managing the storage units and the dinghy and bike racks. He is willing to continue but would prefer that Brodie handle the payments for these areas. Starting in January these will be due monthly and included in the condo fee. Dennis would like to see the annual slip occupancy fees handled in the same way. There is a consistent problem with documents not being submitted on time and we need to be more aggressive in the collection of these fees.

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. ARCH REQUESTS: *BOARD ACTION REQUIRED*****

- Requests received from 503 and 1201 DLW for window replacement, pending board decision.

The motion was made, seconded and approved by the board.

2. CONCRETE REPAIRS: INFORMATIONAL

- Proposals for repair of the trip hazards located throughout the community.

Precision-Trip Hazard Repair ONLY- Method includes sawing sidewalk trip hazards and removing debris and dust from area, filling back in with concrete. Repair of all trip hazards 3/8" and up plus curb cutting- **\$11,147.00**

Epic Concrete- Sidewalk Replacement ONLY- Method includes Demo, Remove, and Replace Concrete sidewalk- **\$5,100.00**

NAC- Trip Hazards- includes sawing sidewalk trip hazard and removing debris from area, filling back in with concrete 3/8' and up plus curb cutting- **\$11,716.00**

Sidewalk replacement- includes demo, remove, and replace concrete sidewalk- **\$5,656.00**

GMC- To be provided at the meeting (***still not submitted***)

The total for NAC would be \$17,372. The motion was made, seconded and passed to award the contract to NAC if they will do the entire job for \$15,000. Juliette will approach them with this offer. Repairs to 204 and 902 are to be included. This is an item that will be funded with money from the reserve account.

3. CRAWL SPACES: *BOARD ACTION REQUIRED*****

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

Mainline- \$5,700.00

Bill Trippett- \$6,980.00

RJ Contracting- \$5,750.00

The motion was made, seconded and passed to award the contract to Mainline. Victor Hare will inspect the completed work.

4. Dryer vent cleaning: *InformaTional*

- Completed on June 26th

5. ELECTRICAL REPAIRS: *IFORMATIONAL*

- Motion detected Flood Lights (2) to be installed in back of 300 building on August 29th.
- Electrical panels scheduled to be installed on September 8th-11th.

There were problems with the electrician who did the flood light installations and we will hire a new one to do the scheduled replacement of electrical panels in the apartment buildings. Juliette and Bernadette will meet with one this week.

6. GUTTER CLEANING *INFORMATIONAL*

- Completed on July 9th

7. PAINT TOUCH-UP: *INFORMATIONAL*

- Reliable Paint approved for paint touch ups to building 300 near back door, end of 404, building 600, building 800 under entrance window, front of 1300. Scheduled to be completed on September 16th rain date of September 17th.

8. Pool: ***BOARD DECISION REQUIRED*******

- **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.

NAC- \$3,750.00 (using Mildicide and hot water)

Bill Trippett- \$3,200.00 (using Purple Driveway and Concrete Cleaner)

Mainline- \$3,000.00 (using Super Aqua Solvent)

The board decided to hold off on power washing until spring.

- **Roof:** Proposal to replace the pool house roof.

Cunningham- \$14,868.00

Mainline-\$16,200.00

RJ Construction-\$9,650.00

The board decided that this must be done before winter. The motion was made, seconded and approved to award the contract to RJ Construction upon receipt of the payment schedule and their understanding that we will withhold the final payment until we receive a warranty on their work. Ray will oversee the project and Rusty will look into warranties. The pool heater connections will be removed as will the three propane tanks (United Propane).

9. **ROOF TREATMENT: INFORMATIONAL**
- Completed but not billed by RJ Contracting

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

When the power washing was done at 606-607 they missed the siding on 606. Juliette will call them.

OLD BUSINESS: None

NEW BUSINESS: Our flag has been flying 24-hours per day with no light. Bernadette will check with the electrician regarding power or solar lighting.

Christine Alvey asked if we need flood insurance. We do not.

REMINDER:

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. (Budget hearing at 6:00 P.M.)
THURSDAY, NOVEMBER 20th	6:30 P.M.
SATURDAY, DECEMBER 6th	9:00 A.M. ANNUAL MEETING

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, SEPTEMBER 25, 2014