

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, SEPTEMBER 25, 2014

BOARD MEMBERS PRESENT:

Bernadette Benik, President
Nan Harrison, Secretary
Ray Turner, Treasurer
Robert Van Buskirk, At-Large (by phone)

OWNERS PRESENT: Christine Alvey, Beth Darling, Eva Gholsen, John Sheerin.

MANAGEMENT COMPANY REPRESENTATIVE: Juliette Horney

Bernadette called the meeting to order at 6:30 p.m. and the minutes of the August 28, 2014 meeting were approved as written.

OWNERS' ISSUES

The lights behind the 300 building are not coming on. Juliette will have the electrician readjust the sensors so that they cover a wider area. This should take care of the problem. Vines were removed from the front porch of a unit. The board did not authorize the removal since the porch roof is the owner's responsibility. A leak was reported in the ceiling of unit 803. A tree will be replaced behind the 800 building provided that landscaping funds are available at the end of the year. An owner complained about a dog off-leash in the parking lot behind the 800 building.

COMMITTEE REPORTS

MARINA: Bernadette reported for Dennis Seymour. On October 30 the dock water will be shut off for the season. Last year's early November freeze was responsible for the damage that had to be repaired this season.

GROUNDS: Grounds have been reseeded and grounds material upgraded. Bushes by dinghy rack have been trimmed. During the next few weeks all of our bushes will be trimmed including those around the pool. New sod is placed behind 607 and beside 204 – New grass needs to be watered. Replanting of plants and bushes in the Dreams Landing gardens has begun. Three bushes that died in front of 1102 have been replaced. Drainage work in front of 1007 has been completed. Planting of bush in front of air pump in front of the 1000 building has been installed. Some of the Liriope will need to be replaced due to over watering and adjustment problems. Five bushes planted behind the 600 building above the wall have died due to lack of water we will replace them. Someone turns off timed water at the entrance flowerbed or the timer is broken; Van will speak to Brickman.

TREASURER'S REPORT

Ray reported that we are approximately \$17,000 over budget for 2014. Of that, \$15,000 was for snow removal last winter. The res t may even out by the end of the year. He noted that some errors in delinquencies have not been corrected.

Ray presented the 2015 Draft Budget. He thanked Rick Ammon, Bernadette Benik, Beth Darling, Ron Seligman and Juliette Horney for their help in preparing the budget. The motion was made, seconded and passed to submit the budget to the community at a hearing at 6 p.m. on October 23.

Juliette announced that the Rogue Wave property is under contract and that she will collect funds (for water and trash through October 30) from them at settlement.

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

- NAC approved for concrete repairs. Van, Rob (from NAC) and I met on September 22nd to mark the specific areas. Work is scheduled to start no later than October 20th, and will take roughly a week to two weeks to be completed.

Since Van is having knee surgery, Ray will oversee the concrete work. He will also make sure that the stairs to the fitness center are included in the list of repairs.

2. **CRAWL SPACES:** INFORMATIONAL

- RJ Contracting has started the crawl space repairs. Estimated to be completed week of September 29th.

3. **ELECTRICAL REPAIRS:** ***BOARD ACTION REQUIRED***

- Motion detected Flood Lights (2) were installed in back of 300 building on August 29th. There have been complaints from residents about them not coming on until they are directly under the light making the area very dark. Please discuss.

See discussion under Owners' Issues on page one.

- Electrical panel proposals from Todd Knudson attached for review and approval.

Upon motion, the board voted to accept the Todd Knudson proposal for replacement of the three panels that service the common areas of the apartment buildings.

- Solar Lights for the steps in front of the 1300 building to be installed next week.

4. **GUTTER INSPECTION:** INFORMATIONAL

- Scheduled to take place on week of September 29th. He will provide pictures along with his report and an estimate of repair. The scope of work will then be bid out to two other contractors.

5. **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. Rescheduled on October 24th, 2014

6. **POOL:** INFORMATIONAL

- **Power Washing:** All proposals still good for April 1st. Board to revisit options of resurfacing the decking closer to spring.
- **Roof:** Approved estimate from RJ Construction sent and approved by Victor Hare. Work to be completed no later than October 20th (weather permitting). Start date to be confirmed, however the replacement will take roughly 1 week to complete. Ryan, Ray and I will be meeting prior to the start of the project to ensure proper procedure is taken for covering interior of the building while work is being completed. And also to ensure the vent and ducting for old propane heater is removed.
- **Suburban Propane** will be removing the propane tanks on Tuesday 9/30/14. There will be a \$100 per each tank charge for the removal.

7. SEWER MAINTENANCE: *BOARD ACTION REQUIRED*****

- Proposals from TVIE attached for review. Estimated cost for the Mains is \$2080.00 and the estimated cost for the Laterals are estimated to be \$3,820.00. Total amount for sewer maintenance is \$5,900.00

Upon motion, the board voted to accept the proposal from TVIE.

8. SNOW CONTRACT: INFORMATIONAL

- Snow Clearing for 2014 was requested to be bid out. We have requested pricing from Bay-Scapes, and Perfect- Cut Landscaping, we are currently awaiting those proposals.

9. MAINTENANCE LIST AND CALL LOG: (attached)

OLD BUSINESS

Replacement of exterior porch lights at individual units was discussed. Since the association is responsible for these fixtures it was moved, seconded and passed that we will not accept non-conforming exterior lighting on individual units. Owners should be reminded that if they need to replace a broken fixture they should call Brodie and they will receive a replacement fixture that they can install.

NEW BUSINESS

There was a preliminary discussion on the subject of converting from city water to county water.

Ray announced that he will be traveling for most of the winter and (after more than 30 years) will resign from the board effective December 6, 2014.

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, 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 8:25 P.M.

Respectfully submitted by
Nan Harrison
Secretary

NEXT MEETING: THURSDAY, OCTOBER 23, 2014

BUDGET HEARING	6:00 P.M.
BOARD MEETING	6:30 P.M.