

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, November 20, 2014

BOARD MEMBERS PRESENT:

Bernadette Benik, President
Nan Harrison, Secretary
Robert Van Buskirk, At-Large

OWNERS PRESENT: Beth Darling

MANAGEMENT COMPANY REPRESENTATIVE: Juliette Horney

Bernadette called the meeting to order at 6:25 p.m. and the minutes of the October 23, 2014 meeting were approved as written.

COMMITTEE REPORTS

MARINA: Bernadette reported for Dennis Seymour. The water is turned off. She reminded all that live boxes, crab traps and anything else be removed from the piers for the winter.

GROUNDS: Upon motion the board voted to accept the snow removal proposal from Bay-Scapes. Juliette will notify them and Bernadette and Rusty will be the contacts.

All scheduled planting for the season has been completed. Brickman has been out twice for leaf-blowing and will return this month for a third time.

OWNERS' ISSUES:

Beth asked for permission to move one of the white benches to the courtyard behind the 600 building for the winter.

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 advised due to the grand scope of work they could not complete the work for less than \$38,000-\$49,000. Due to the timing of the cold weather approaching this project will be held off until spring. Around February we will be scheduling a walk through with at least 3 different concrete contractors to discuss scope and collect comparative bids for work to be completed in April.

The board approved \$500 for immediate repair of the front steps at 901/902.

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

- Completed on 10/21/14. Victor Hare notes additional items that needed to be corrected from his inspection on October 22nd. RJ Construction has made the additional repairs and Victor Hare re-inspected November 19th. We are waiting on final approval from Victor.

3. **ELECTRICAL REPAIRS:** *INFORMATIONAL*

- Flag Pole Light- proposal to be provided at meeting.

- Electrical panels completed. Pending inspector sticker to be posted week of December 8th.
- Solar Lights for the steps in front of the 1300 building to be installed week of November 24th.

Upon motion the board approved \$425 for the flag pole light project. Dennis Seymour will replace the flag. The solar lights for the steps in front of the 1300 building were installed by Dennis.

4. GUTTER INSPECTION: INFORMATIONAL

- Gutter inspection completed. Proposal for 100% of the work to include shingle repair to be provided at meeting. Scope of work to be bid out to two other contractors.

The board will address this at the January meeting.

5. INSURANCE RENEWAL: *BOARD ACTION REQUIRED*****

- Please find attached the Renewal Quote offered by Millers Insurance and Great American Insurance. Building Limit, as well as Earthquake Limit, have been increased by 4%, standard inflation guard. Otherwise all coverages and limits remain as per expiring. You will notice the premiums increased due to the Building Limit increases, claims history and general rate increases. This scope was bid out to Berkley who quoted \$16,245 and Travelers who quoted \$17,002.
- Please note this quote does not include fidelity and that does not expire until Oct. 2015.

Upon motion the board voted to accept the quote submitted by Schoenfeld Insurance Associates, Inc. with an annual premium of \$14,192.

6. POOL: INFORMATIONAL

- **Roof:** Completed on October 17th, Victor Hare notes additional items that needed to be corrected from his inspection on October 22nd. RJ Construction has made the additional repairs and Victor Hare re-inspected November 19th. We are waiting on final approval from Victor
- **Phone:** Suspended for the winter.
- **Contract:** Renewal for 2015 season received, please let me know if you would like this contract bid out or not. Attached.

7. SEWER MAINTENANCE: INFORMATIONAL

- Proposals from TVIE approved. Scheduled to start in November, as of 11/19/14 sewer maintenance has not begun.

So far the inspection has revealed more than one break. Repairs will be put out for bids once the breaks and their locations are identified.

8. SNOW CONTRACT: *BOARD ACTION REQUIRED*****

- Snow Clearing for 2014 was requested to be bid out. Proposals received from, Bay Scapes, Perfect Cut Landscaping and Brickman, attached. Recommendation for Bay Scapes also attached.

See Grounds Report above.

9. MAINTENANCE LIST AND CALL LOG: (attached)

- Need to discuss Hose Bib Winterization of Apartment buildings, filling of salt buckets, and any other preparations for winter.
- 900 Building Step repairs assigned to Mainline Construction, to be completed week of 11/24, weather permitting.

Juliette will have a handyman take care of the hose bibs and salt buckets.

OLD BUSINESS:

We still have not received estimates of what it would cost to switch from city to county water.

REMINDER:

Don't forget the **Annual Meeting** in the basement of the 800 building at **9:00 A.M. on Saturday, December 6th**.

The next regular board meeting is **Thursday, January 29, 2015** at 6:30 P.M.

There being no further business, the meeting was adjourned at 7:00 P.M.

Respectfully submitted by

Nan Harrison

Secretary