

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, January 29, 2015

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Christine Alvey, Ron Seligman

MANAGEMENT COMPANY REPRESENTATIVE: Juliette Horney

Bernadette called the meeting to order at 6:30 p.m. and the minutes of November 20, 2014 meeting were approved as written.

OWNERS'S ISSUES

Christine reported that her water pressure was extremely low because of calcium build-up in the water lines. She recommended that anyone experiencing low water pressure have a plumber check and replace any lines that are clogged with calcium deposits.

The association will cover a bill for mulch removed from 1101 as the owner was not notified of the problem in advance.

There was no announcement of Christmas tree pick-up this year. Juliette will see that next year there will be advance notification of pick-up.

Outdoor lighting has been sporadic behind the 700, 1200 and 300 buildings and in front of 800 and 300. An electrician is looking into it.

COMMITTEE REPORTS

ARCHITECTURAL: No report.

MARINA: No report.

GROUNDS: There will be a grounds walk-around at 4:30 p.m. prior to the February 26th board meeting.

PETS: No report.

SECURITY/PARKING: The remote access to the security cameras has not been working. KIPP will come out to check.

FITNESS ROOM: No report.

POOL: No report.

TREASURER'S REPORT:

Bernadette will review the report from the management company.

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:*BOARD ACTION REQUIRED*****

- We are contacting the following companies to schedule a walk through to take place in February to discuss scope and collect comparative bids for concrete work to be completed in April.
 - AJO Concrete- based out of Annapolis
 - Cel Sue Contracting- based out of Laurel
 - Premier Concrete- based out of White Marsh
 - Barlow Concrete- based out of Brooklyn (MD)

- Please discuss availability during February for this walk through.

The date for the walk-through is TBD.

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- completed however awaiting a brighter bulb.
- Electrical panels completed. Letter from the state stating they do not need to be inspected to be provided at the meeting.

4. GUTTERS: *BOARD ACTION REQUIRED*****

- Estimate for Gutter Cleaning from Mainline Attached. Please note this is the same contractor who completed gutter cleaning in the Spring. The cost for cleaning is \$3300.00 (no price increase from spring). Please review and advise of vote.
- Gutter repairs from Mainline also attached. Repairs and cleaning can be completed at one time.
- Proposal for 100% of the work to include shingle repair received from Mainline and Cunningham. Both estimates are attached, please review and advise.

Juliette was asked to obtain three bids for quarterly service to include removal of the leaves and debris. The gutter repair proposal is on hold until we receive quotes for repair of the damaged waste pipes.

5. POOL: *BOARD ACTION REQUIRED*****

- **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
- **Contract:** Renewal for 2015 season has been bid out to the following companies. Please review and advise of vote.
 - American Pool- \$20,200.00
 - Anchor Aquatics- \$20,900.00
 - US Aquatics- \$18,840.00

Tabled until the February meeting.

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

- Cleaning and Televising of the laterals completed. Please see attached report.
- Cleaning of the Mains Completed. Please review the estimate from TVIE to televise the mains based on findings of Sand and Root. TVIE recommends the mains be televised due to these findings, as they suggest breaks. Please review estimate and advise of vote.
- Once all breaks are found scope of work will be bid out. TVIE does not complete the repairs.

The board decided to go ahead with televising the mains.

7. SPRING WALK THROUGH: *BOARD ACTION REQUIRED*****

- Please discuss potential dates for the Spring walk through to take place in March.

The spring walk-through will be at 4:30 p.m. prior to the March 26th board meeting.

OLD BUSINESS:

The board discussed filling the two years remaining on Ray Turner's term in office. Because there were only three board members present this was tabled until the next meeting.

NEW BUSINESS:

The accountant at Brodie Management asked about changing auditors for the next audit. Bernadette will discuss this with them.

Ray has been in charge of sending email blasts and Nan will take over doing this. Minutes will also be posted prior to the next board meeting and any corrections necessary will be noted as part of the approval process.

There being no further business, the meeting was adjourned at 7:30 P.M.

Respectfully submitted by
Nan Harrison
Secretary

The next board meeting will be **Thursday, February 26, 2015** at 6:30 P.M.