

DREAMS LANDING CONDOMINIUM MEETING OF THE BOARD OF DIRECTORS

Thursday, October 1, 2015

(Rescheduled from September)

BOARD MEMBERS PRESENT:

Bernadette Benik, President  
Rusty Bergen, Vice President  
Mike Myers, Treasurer  
Nan Harrison, Secretary  
Robert VanBuskirk, At-Large

OWNERS PRESENT: Christine Alvey, Beth Darling, Eva Gholson, Anne Jordan, Dennis Seymour

MANAGEMENT COMPANY REPRESENTATIVE: Lokia Prue

Bernadette called the meeting to order at 6:30 p.m. and the minutes of the August 27, 2015 meeting were approved as written.

OWNERS' ISSUES

It was noted that there is construction noise at all hours in the 800 building and that potted plants have not yet been removed from that building's stairwell.

1104 crawlspace dampness: a second engineer's report (in addition to that of Victor Hare) was obtained and both reports have been shared with the homeowner. Bernadette asked Van to check with Brickman about cleaning out the wells around the crawlspace vents. This should help air circulate beneath the units. He will speak to them about the vents in all buildings without basements. Bernadette asked Lokia to get three bids for the repairs recommended in the report. She also noted that in the future any such problems should be investigated fully before any insurance claims are made.

COMMITTEE REPORTS

MARINA: The committee met recently and no changes were made to the marina rules. The dock water will be turned off soon after November 1.

POOL: Pool is closed! The winter cover is on and the bath house will be winterized soon after Nov. 1. Bernadette asked Lokia to speak with Back Yard Billy's about the pool furniture order, including pricing and an April 2016 delivery.

GROUNDS:

1. Lawns have been fertilized and reseeded.
2. Fall trimming will be done as appropriate.
3. The Large Magnolia tree next to 1104 will be trimmed.
4. "Hazard" trimming of failing tree limbs will be done throughout the community this month.
5. Four mature trees to be treated.
6. Number tags will be put on all trees for identification purposes.
7. The timbers in the retaining wall in front of the 700 building are failing and will need to be replaced. Brickman will give Van a proposal.

Anne Jordan reported that Brickman has been blowing leaves into the bushes and flower beds. She also noted that the tree in front of 1102 dropped all of its leaves early and they are clogging the front gutter.

Van noted that he has received a proposal for snow removal from Brickman. Lokia will obtain two more before a decision is made.

PETS: No report.  
SECURITY/PARKING: No report.  
FITNESS ROOM: No report.  
ARCHITECTURAL: No report.

TREASURER'S REPORT: As of September 30, 2015

Cash 305,222

Over Budget

Water	3619
Snow Removal	9531
General Maintenance	39438
Pool Repair	5892
Plumbing Repair	9631
Total Over.	52277

Chamberlain Invoice (concrete work) 37,390

Reserve Contribution YTD. 50781

We have received the 2014 audit draft. It will be signed tomorrow and then we will receive the final copy.

Mike reported that he has received recommendations for two CPA firms (Malvern Riggins and Strauss & Associates) and he will request proposals from both. Both are large firms with experience with condominiums. Bernadette will check the By-Laws to see if they require us to have a full audit every year.

MANAGEMENT COMPANY REPORT:

**BELOW ARE THE ITEMS CURRENTLY IN PROGRESS FOR THE DREAMS LANDING COMMUNITY.**

- **CRAWL SPACES: "INFORMATION PURPOSES ONLY"** Andy Durbin with AmeriStruct-Hare Engineering (410-290-8377) assessed the crawl space at 1104 Dreams Landing Way on July 17<sup>th</sup> stating the insulation needed removing in order to locate the root cause of the wet area. July 20<sup>th</sup> Victor Hare provided a report of his opinion recommending installing a fan, reinstalling fallen insulation and cutting the vegetation back from the blocked areas. July 31<sup>st</sup> Ryan Smith with Vannoy & Associates visited the property to assess the crawl space at 1104 Dreams Landing. The engineer's report is attached.

***See more discussion under Owners' Issues. Lakia will obtain three proposals for replacing all crawl space access hatch covers with new watertight ones.***

- **DOOR/BUILDING PAINT:** Painting RFP was created by the Board and submitted to 10 painting vendors. The four (4) vendors who were asked to provide additional information and references are listed below. All additional information was received and forwarded to Bernadette.
  - JMJ General Restoration LLC 202-276-5388, **Total Bid =\$85,300**
  - Palmer Brothers Painting 301-587-0100, **Total Bid =\$60,300 + \$60 an hour (T&M)** for flashing and chimney repair – does not include second coat.
  - Blue Sky Painting 410-885-4800, **Total Bid =\$102,000**
  - CertaPro Painters 301-922-5305, **Total Bid =\$81,499 + (T&M) for chimney repair**

***See Old Business for board decision.***

- **LiNTEL/LEAD PAINT REPAIRS:** Annapolis Painting Services proposal was approved for the repair. Contact was made with Rob Bontempo on 9/18 and 9/29 requesting an update.

- Annapolis Painting Services 410-974-6768, **Total Bid =\$40 per lentil to clad**

***The work has been contracted but delayed by rain. It should be completed next week.***

- **POOL: "INFORMATION PURPOSES ONLY"** Back yard Billy's 410-827-4500 [backyardbill@gmail.com](mailto:backyardbill@gmail.com). Tabled this discussion until the fall. The pool furniture will be replaced for the 2016 pool season.
- **REPLACEMENT WATER VALVE PROJECT:** Proposal from Tim at Heidler Plumbing was received for the Boards review. The scope of work has been bid out to the following contractors. Contact was made again but no response received as of yet.
  - Heidler Plumbing
  - Calvert
  - Rommel Cranston
- **WATER TANK REPLACEMENT:** Proposal from Heidler Plumbing was received for the Boards review and approval, 1200 Dreams Landing Way. Per Heidler Plumbing the tank is leaking and new parts may not be sufficient due to the age of the tank. Additional proposals were requested, but not yet received. Management will inquire.
  - Heidler Plumbing, **Total Bid =\$6,597**
  - **SUMP PUMP REPAIRS:** 204 Dreams Landing sump pump was inoperable. It was determined the float needed adjusting. 300 Dreams Landing sump pump was inoperable. It was determined that the pump needed replacing. Work was completed by Heidler Plumbing. Work authorized by Rusty Bergen.
    - **204 DL - \$55.07**
    - **300 DL -\$547.96**
  - **SLIP LICENSE AGREEMENTS:** John Sheerin, 402 Dreams Landing Way delivered several documents to the management office in regards to his slip license agreement. Copy attached for Marina Chairman, Dennis Seymour

#### OLD BUSINESS:

PAINT Bernadette met with three of the above companies. JMJ brought both their paint and power wash supervisors and after they walked the property with her they spent another hour on their own looking at the scope of the project before submitting their proposal. They will send a painting crew of ten plus two supervisors for each day they are here.

Upon motion, JMJ was selected to complete the painting project. Lokia will inform them of our decision to accept their contract, pending discussion with Van (who will be their contact) confirming their price and scope of work. He will ask them to remove and then replace all light fixtures and mailboxes.

Colors will remain the same (storm doors are a consideration for this decision). New front porch lights are being considered. Two options will be displayed and unit owners may vote for the one to be used on all buildings.

#### NEW BUSINESS:

Van reported that he has noticed some areas of the revetment where the stones have settled leaving gaps. Lokia will obtain three proposals (to include one from Lerian & Bradbury) for filling in these spaces.

There being no further business, the meeting was adjourned at 7:45 P.M.

Respectfully submitted by Nan Harrison, Secretary

The next board meeting will be held on **Thursday, October 29, 2015**, at 6:30 P.M.