

DREAMS LANDING CONDOMINIUM MEETING OF THE BOARD OF DIRECTORS
Thursday, October 29, 2015

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, Leslie Ensor, Anne Jordan, Madeleine Rivers, Dennis Seymour, Debra Winters.

MANAGEMENT COMPANY REPRESENTATIVE: Lokia Prue

Bernadette called the meeting to order at 6:30 p.m. and the minutes of the October 1, 2015 meeting were approved as written.

OWNERS' ISSUES

1102-There is a leak in ceiling of front bedroom (fourth time). See management company report.

1103-There is water damage in the crawl space of the entire building, not just 1104. This damage has been identified as being from a leaking crawl space hatch cover and the ventilation grates with clogged wells. The wells have been cleaned out and Lokia is getting estimates for replacing the hatch cover and repairing the rotted wood and damaged insulation. This will be a condo expense.

1104-The remaining damage is from the leaks, not from the frozen pipe that burst.

The broken window in the Fitness Club has been repaired.

401-The ceiling leak in the rear bedroom was checked by Mainline. Lokia will check with them about the repair.

TREASURER'S REPORT

Mike presented the proposed budget for 2016. There is no increase in the condo fees. The reserve contribution (at just over \$79,500) will be approximately \$2500 less than what was budgeted for in 2015. Year-to-date (2015) the contribution is \$61,621. The contribution for 2014 was \$79,769. As of September 30, 2015, the reserve balance was \$277,843.

Mike plans to try to reduce the cost of some of our service contracts and does not plan to increase any of them.

Upon motion the proposed budget for 2016 was approved as presented.

The proposed budget for the Marina was presented. It includes an increase in monthly slip fees from \$34 to \$50. This is the first increase in slip fees since 1998. The extensive repairs to the wave screen made this action necessary.

Upon motion, the proposed Marina budget for 2016 was approved as presented.

Stan Gordon, the CPA who has been our auditor for several years is retiring. Mike has contacted several firms, all with experience auditing condominiums, and recommends the Mid-Atlantic firm of Malvin Riggins. They presented the following tiered pricing system: 2015 - \$3000, 2016-\$2750, and 2017-\$2900. As comparison, Stan Gordon charged \$2700.

Upon motion, the board voted to accept Malvin Riggins proposal.

Mike will compose the letter to accompany the budget when it is sent out to the community by Brodie. This mailing will also announce that there is one board member whose term ends this December.

COMMITTEE REPORTS

MARINA: The dock water will be turned off on November 1.

GROUNDS:

Dreams Landing Grounds Work - 10.29.15

1. During the month we cleaned out leaves from the ground level vents in front and back of homes.
2. We continued to trim back bushes as they go into dormant stage.
3. This week a crew will come to trim back tree limbs that are in danger of falling. This will involve tree climbing to minimize damage to trees.
4. Work will begin treating three trees that need special care.
5. The rotten timbers in front of the 700 building will be removed and the area graded. This work will delay the painting of the wall in front of the 700 building.
6. One tree and three Crepe Myrtles have been allowed to grow around the 601 home and are now blocking the water view of the 704 home. The BOD will contact the owners to see when they plan to trim them back or the BOD will trim the trees for them.
7. The hatch covers to the crawl space beneath some of the buildings have been inspected. We intend to replace or repair them. Three will be replaced with a type that will cover over the opening to reduce wind and weather from getting under the homes. See management company report.

Building Painting and Repairs:

1. Work continues with the painting and repair of our community building and walls. The project is much bigger than originally anticipated due to the amount of cement repair work that was required.
2. The wall behind the 600 building will be repaired but is still in danger of falling over. We are exploring the cost of installing "weep holes" in the wall to reduce water pressure and hopefully preserve the wall.
3. We expect homeowners to contact the painters directly to get their front doors painted. Saturdays are set aside for this work if people are not home during the week.
4. All of the gutters and down spouts were cleaned and repaired as part of this project.
5. All of the chimneys will be repaired, repointed, and sealed.
6. The caulking of all windows and doors will be done after the painting is complete, except for a few exceptions where repairs were necessary.
7. Special caulking will be used to seal cement areas in front steps of our homes where there are cracks. This caulking material will last longer than redoing the cement.
8. Cable wires will be secured to walls when painting is done. Many of these wires and connections are in bad condition, which might impact the quality of reception. Such work is between the homeowner and cable company.
9. 1300 building gutter repair was done.

Van is negotiating with Brickman to "bundle" their services to include grounds, snow removal, trees and gutter cleaning.

PETS: No report.

SECURITY/PARKING: No report.

FITNESS ROOM: No report.

ARCHITECTURAL: No report.

MANAGEMENT COMPANY REPORT:

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

- **CRAWL SPACES: "INFORMATION ONLY"** Andy Durbin with AmeriStruct-Hare Engineering and Ryan Smith with Vannoy & Associates assessed crawl space at 1104 Dreams Landing Way. Several contractors were forwarded the engineers report and a list of photos of crawl space hatch covers. The contractors were requested to provide a proposal in line with the recommendations outlined by the report. Nothing was received as of yet. These contractors were called;
 - **Mainline Construction**
 - **JMJ Restoration**
 - **Cunningham Contracting** – declined to submit a proposal
 - **RJ Construction**
 - **North Arundel Contracting**

This will be revisited when all proposals are in.

- **DOOR/BUILDING PAINT: "INFORMATION ONLY"** Property exterior painting is currently underway with MJM Restoration. The deposit (1 of 3 payments) was provided to the contractor. 2 payments left for processing.
 - MJM General Restoration LLC 202-276-5388, **Total Bid =\$85,300**
- **LINTEL/LEAD PAINT REPAIRS: "INFORMATION ONLY"** Annapolis Painting Services completed the repair of the lead based lintels at building 300, 800 and 1200. Invoice was paid.
 - Annapolis Painting Services 410-974-6768, **Total Bid =\$40 per lintel to clad**
- **POOL: "INFORMATION ONLY"** Back yard Billy's 410-827-4500 backyardbill@gmail.com. The pool furniture will be replaced for the 2016 pool season. Management has made contact awaiting response from the contractor.

The board asked Lokia to obtain updated pricing from Back Yard Billy's and others who carry the furniture selected last summer.

- **704 Dreams Landing Way: "INFORMATION ONLY"** An inspection report was sent to management by Kim OConnor-Cadicamo with Century 21. The report outlined deficiencies that needed correcting. Please see attached email correspondence. No additional information has been received from the agent or the owners, Mr. & Mrs. Bentley.
- **2016 PROPOSED BUDGET:** The proposed budget was sent to the Board for review. The Board will forward Management the necessary changes so the budget can be sent to the owners.
- **COMCAST WIRE, UNIT 903:** Heather Perry with Comcast apologized for the delay and advised the loose wire was corrected. Management will investigate.
- **AMERISTRUC-HARE ENGINEERING:** Management contacted Victor Hare for information in regards to the sewer inspection which was conducted in May 2015.

- **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 requesting an onsite visit and walk thru on Friday, October 30th. I am awaiting their response and availability. These contractors were called;
 - Calvert Mechanical
 - Rommel Cranston

- **HOT WATER HEATER REPLACEMENT: "INFORMATION ONLY"** 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.
 - Heidler Plumbing, **Total Bid =\$6,597**

- **MAINLINE CONSTRUCTION:** Service was rendered to 11041 for broken dryer vent, 1100, 1102 and 401 interior damages from clogged gutters. All repairs have been made. Proposal for gutter cleaning 2016 was received, please see attached.

Mainline's proposal was received for repair of the ridge vent on the roof of 1102. Upon motion the board voted to approve the repair.

The board will approach Brickman about gutter cleaning as part of the bundled services before signing anything with Mainline.

- **Maintenance:** Please see enclosed AMSI report
- **Violation Report:** Please see attached
- **Call Log:** Please see attached

OLD BUSINESS:

- Lokia is obtaining proposals for filling in some of the spaces made as the revetment settled.
- Proposals are being sought for repair of the retaining wall next to the 1300 building. It was suggested that this be done instead of trying to repair the wall by creating weep holes.

NEW BUSINESS:

There being no further business, the meeting was adjourned at 7:40 P.M.

Respectfully submitted by Nan Harrison, Secretary

Reminder: chili/soup party on the deck this Saturday, October 31, at 5:30 P.M.

The next board meeting will be held on **Thursday, November 19, 2015, at 6:30 P.M.**

The **Annual Meeting** will be held on **Saturday, December 5, 2015, at 9 A.M.**