

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MARCH 25, 2015

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Beth Darling, Jean and Jim Morrow, Debbie Winters

MANAGEMENT COMPANY REPRESENTATIVE: Juliette Horney

Bernadette called the meeting to order at 6:30 p.m. and the minutes of the February 26, 2015 meeting were approved as written.

OWNERS'S ISSUES

Jim Morrow suggested that another way to handle the main water shut-off valves would be to link the valves for all units in a building and keep the valve outside the crawlspaces. This issue is still under discussion. Beth Darling reported that she also had some pipes freeze this winter. Jean Morrow noted that according to the by-laws the front doors are the responsibility of the condo association. The installation of the new railing at 1303 cracked the concrete step. Bernadette will be doing the concrete repair walk-through on May 11th and will make sure that it is on the list of repairs to be done.

COMMITTEE REPORTS

ARCHITECTURAL: No report.

MARINA: Bernadette reported that the dock water will be turned on April 1st. Since Dennis will be gone for a month Van will keep an eye out for any leaks that may have occurred over the winter.

GROUNDS: Van noted that Brickman is in the middle of dormant pruning. The bushes by the dinghy rack will be trimmed back for security reasons. The bushes in front of the 600 building will be trimmed (those that bloom will be trimmed back after they have bloomed). He is looking into adding sod behind the 100 and 200 buildings.

The board did the spring walk-through this afternoon. Common area items identified were: Paint chipping on the pool house, curbs throughout the community need to be painted, globe replacement in front of the 300 building, dryer vent replacement in front of the 300 building, miscellaneous items to be removed from common laundry/ storage areas of 300 and 1200 buildings, ice bucket removal scheduled for first week of April, power washing of the pool deck and landscaping wall, hose reel to be replaced on side of 1100 building.

PETS: No report.

SECURITY/PARKING: No report.

FITNESS ROOM: No report.

POOL: No report.

TREASURER'S REPORT:

Bernadette reported that our financials are right where they were expected to be at this time. She asked Juliette to follow up on whether or not the original slip occupancy checks were located. She also noted that Brodie's on-line payment system is still in the works and there are no details at this time.

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
 - Barlow Concrete- based out of Brooklyn (MD)
 - American Core Drilling and Sawing Inc- based out of Ellicott City

The walk-through for concrete repairs will take place on May 11th.

2. **CRAWL SPACES: INFORMATIONAL**

- Victor Hare responded to two questions brought up at the last meeting regarding closing of the crawlspace vents and insulation of the crawlspace doors, they are below.
 - The crawl space vents should be kept open all months of the year. The cross flow air ventilation helps reduce moisture and humidity in the crawl spaces. Moisture build up in a crawl space can cause water rot of the wood floor framing even during the cold weather.
 - Yes, the access openings could have an insulated panel installed to reduce the cold air flow. The easiest way would be to install a rigid insulation panel covered with 5/8" fire rated drywall on both sides at the opening in the crawl space wall. It could be fastened with eyes and hooks like some of the passage doors in the crawl spaces. The construction details and dimensions would need to be worked out.

Note, that the brick walls of the crawl space are not insulated and the crawl space vents allow cold air to circulate in the crawl spaces. So, there is not likely to be much change in the crawl space temperature by insulating the access openings.

- Final Repairs have been completed and inspected by Victor Hare, awaiting final report.

The board decided to obtain a second opinion from an independent engineer as to the venting of crawl spaces and insulation of access openings.

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

- **Flag Pole Light-** Attached is pricing from Calvert Mechanical to install a new light won top of the light pole in front of 601 DLW. This would tie in directly to the light that is currently there. Another option is the solar flag pole lights. Calvert recommended we purchase three of them to go would the light pole to light the flag up whichever directions it may be blowing. The solar lights can be purchased from Amazon for \$125.00 each. Please note the typical battery life for these lights is around 20 months and the batteries are about \$60 each. Please review each option and advise which you would like to try.

Upon motion the board voted to install one 320 lumen solar light for the flag pole.

- **Electrical panels** – Calvert Mechanical has submitted all proper paper work through the county for the permits. They are awaiting the permits to be issued before the work can be done.

Bernadette noted that solar lights will be installed at the stairs in front of the 1300 building.

4. GUTTERS: INFORMATIONAL

- Awaiting confirmation from Mainline Construction to reduce price to \$2,000.00 per quarterly cleaning. * Will have confirmation prior to meeting.
- If Gutter cleaning proposal accepted, gutter repairs also to be assigned to Mainline.

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

- **Roof:** Small repair to the roof completed and inspected by Victor Hare.
- **Pool deck power washing and Sealing:** Confirming Prices from Last year are still good. Proposals received from American Pool, NAC and Bill Trippett. As soon as confirmation is received I will send out to the board for email vote.
- **Pool Furniture:** Options for new lounges chairs, and table, chairs and umbrellas from Telescope Furniture to be provided at the meeting. Once type of furniture options are selected prices can be shopped.

Juliette will shop prices for the telescope furniture. She will also check into scrap metal locations that will accept the old chairs.

6. PLUMBING REPAIRS: INFORMATIONAL

- Awaiting proposal from Heidler Plumbing to install new shut off valve like they did in building 1100. Once received the proposal will be bid out to two other companies.

7. SEWER MAINTENANCE: INFORMATIONAL

- Cleaning and Televising of the Laterals and Mains are complete. Please see attached reports.
- Recommended Repairs to the laterals are to be bid out to three different plumbers.

The report will be sent to Victor Hare so that he can draft specifications for the repair plan to be sent to three different plumbers to ensure that the bids are for the same work.

8. MAINTENANCE LIST AND CALL LOG: (attached)

- **There are no outstanding Maintenance items at this time.**

OLD BUSINESS:

Upon motion the board voted to approach Mike Myers (owner 606) to fill the board vacancy.

NEW BUSINESS:

It was noted that a renter in the 1100 building does not clean up after his dog. Bernadette will turn this over to the Pet Committee.

There being no further business, the meeting was adjourned at 7:35 P.M.

Respectfully submitted by Nan Harrison, Secretary

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