

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday April 30, 2015

BOARD MEMBERS PRESENT:

Rusty Bergen, Vice President
Mike Myers, Treasurer
Nan Harrison, Secretary
Robert Van Buskirk, At-Large

OWNERS PRESENT: Christine Alvey, Beth Darling, Phil Lowery, Ron Seligman, , Debbie Winters

MANAGEMENT COMPANY REPRESENTATIVE: Juliette Horney

Rusty called the meeting to order at 6:30 p.m. and the minutes of the March 24, 2015 meeting were approved as written.

OWNERS'S ISSUES

Phil Lowery reported that a lead paint inspection revealed lead paint and some peeling paint on some of the lintels over windows in the 800 building. The association will take care of the problem in the common areas and the owners will see to the lintel in their unit.

Christine Alvey has had some moisture problems which may have been caused by the gutters. The quarterly cleanings and the upcoming repairs to the gutters should take care of it. She also noted standing water in the front yard and the overgrown/dying bushes in front of the 100 building. These two issues will be addressed in the Grounds Report.

Debbie Winters called attention to the commercial vehicle which has been parking in front of the 100 building and blocking part of the incoming lane. Since this is a county road complaints should be reported to the county police. She also noted that a resident of the 800 building is keeping several potted plants in the stairwell of the building. This is a common area and they are a trip hazard.

Ron Seligman noted that he appreciated the timely web site posting of the March minutes. He also asked if the gap in the sidewalk behind his back gate could be added to the list of upcoming concrete repairs.

Rusty noted that someone has been putting dog waste and other non-recyclable items in the recycling dumpster in the central parking area. A reminder email will be sent to the community.

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

- Walk through with the following companies scheduled to take place on May 11th at 3:00pm to discuss scope and collect comparative bids for concrete work to be completed.
 - Barlow Concrete- Brian
 - Chamberlain Contractors, Harold
 - Epic Concrete, Billy

2. Curb Painting: *BOARD ACTION REQUIRED*****

- Estimates received from the contractors below, scope of work to include scraping, prepping and painting of all yellow curbs throughout the community. Please review and advise.
 - Reliable Painting- \$2,460
 - GMC- \$1,575
 - Cunningham- \$4,582

Upon motion the board voted to negotiate a rate of \$2,000 with Reliable Painting.

3. CRAWL SPACES: INFORMATIONAL

- All repairs have been completed and certified by Victor Hare (report attached). We are awaiting the Electrical repairs to the exhaust fans in 1006 and 1007 from Calvert Mechanical.

Juliette will send the Calvert Mechanical report to Victor Hare for his review.

4. ELECTRICAL REPAIRS: INFORMATIONAL

- Flag Pole Light- completed on 4.17.15
- Electrical panels – panels have been corrected. Awaiting final county inspection stickers.

5. FHA RENEWAL: INFORMATIONAL

- FHA approval Expires on 8.29.15. I am currently working with Gary Gooch of Condo Approvals USA to submit the proper paper work for recertification.

6. GUTTERS: INFORMATIONAL

- Gutter Cleaning completed by Mainline on 4/20/15. Additional Repairs found while cleaning was being completed (e.g. Rotten fascia board, etc). Mainline will be sending an updated proposal with all repairs week of May 4th, 2015. to be completed

7. POOL: *BOARD ACTION REQUIRED*****

- **New Pool Chaise and Chairs-** Furniture Prices listed below. Pricing is for 24 Chaises and 16 chairs. Prices do not include delivery. They would not know the cost of delivery until items are ordered.
 - **Back Yard Billy's –**
St. Catherine Chaise and chairs **Total-\$15,720** Clearwater Chaise and chairs **Total- \$11,056**
 - **Arnold Farm's**
St. Catherine Chaise and chairs **Total- \$19,999** Clearwater Chaise and chairs **Total- \$15,949**
 - **Chesapeake Spas**
St. Catherine Chaise and Chairs **Total- \$25,608** Clearwater Chaise and Chairs **Total- \$15,280**

Upon motion the board voted to purchase the Clearwater Chaises and Chairs from Back Yard Billy's. The funds will come from the reserve account.

- **Power washing-** estimates received from the contractors below, Scope of work includes the landscape wall as well as using a chemical solution to clean.
 - NAC- \$3,750 has not confirmed if the brick wall is included
 - American Pool- \$1,233.95
 - Steve Shoemaker- \$2,035
 - Bill Trippett- \$3,200

Upon motion the board voted to offer the job, to include the pool house painting (see immediately below) to Steve Shoemaker for a price of \$4,500.

- **Pool House Painting-** estimates received from the contractors below. Scope of work to include repainting of entire pool house (cannot be patched) due to color matching and proper prep to include scraping and power washing.
 - Steve Shoemaker- \$2,750.00 – *see above under power washing*
 - RJ Construction- \$3,000.00
 - Cunningham- \$9,500.00
- **Pool Water Fountain-** proposal from Heidler for stainless steel drinking fountain attached.

The board voted via email to have Heidler install the stainless steel drinking fountain in the breezeway between the pool and parking lot.

8. SEWER MAINTENANCE: INFORMATIONAL

- Final Reports from TVIE sent to Ameri-Hare Engineering for scope of work to be bid out. TVIE out of country until April 27th. RFP to be received shortly after.

Once the RFP is received it will be sent to Heidler and Victor Hare for their review.

9. SPRING WALK THROUGH: INFORMATIONAL

- Results:
Common Areas Addressed:
 - Pool House Paint Chipping- all proposals received
 - Pool concrete Power washing- all proposals received
 - Curb Painting- all proposals received
 - Siding of 1006 and 1007 to be power washed- Completed 4.17.15
 - Siding to be repaired of 1006- Completed 4.6.15
 - Salt Bucket Removal- Completed 3.27.15
 - Dryer vent of 300 building repair- Completed 3.27.15
 - Electrical Bracket repairs 300 building- Completed 3.27.15
 - Items removed in common areas of 300 and 1200 building on 4.21.15

10. REPLACEMENT WATER VALVE PROJECT: INFORMATIONAL

- Awaiting the proposal from Heidler Plumbing who completed the main valve replacement in the 1100 building this winter. They stated there would be no impact on the electrical wiring under the crawlspaces. The scope of work is to be bid out to the following contractors for pricing once received:
 - Calvert
 - Rommel Cranston

11. TERMITE INSPECTIONS: *BOARD ACTION REQUIRED*****

- Termite Contract up for renewal. Scope of work bid out to the contractors below. Please review and advise.
 - Economy Pest- \$1,400.00
 - BOG- \$2,160.00
 - Novex- no response to date

Upon motion the board voted to continue with Economy Pest at \$1,400

12. MAINTENANCE LIST AND CALL LOG: (attached)

- No open maintenance items at this time

TREASURER'S REPORT:

Rusty introduced Mike Myers who has agreed to complete the remainder of Ray Turner's term. Mike will also serve as Treasurer. This month he will meet with Ray and Bernadette to discuss our financial practices.

COMMITTEE REPORTS

ARCHITECTURAL: No report.

MARINA: No report.

GROUNDS: Van reported on his walk-through with Brickman yesterday. Some bushes have already been replaced. They found that some of the shrubbery that appears to be dead is just slow to come back because of the severe cold this past winter. They decided to give them a little more time to come back to life. Sod will be installed behind the 100 and 200 buildings. The front of the 100 building will be graded to eliminate the standing water. There was discussion of what to do to improve the appearance of the yard where our neighbor's property extends in front of part of the 100 building. Van obtained a plan from Brickman and will go back to them to see if it can be simplified

PETS: No report.

SECURITY/PARKING: No report.

FITNESS ROOM: No report.

POOL: The pool will be inspected this month open for the season on May _____.

OLD BUSINESS: None

NEW BUSINESS: None

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, May 28, 2015**, at 6:30 P.M.