

DREAMS LANDING CONDOMINIUM MEETING OF THE BOARD OF DIRECTORS
Thursday, June 25, 2015

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Anne Myers, Dennis Seymour, Debbie Winters

MANAGEMENT COMPANY REPRESENTATIVE: Lokia Prue

Bernadette called the meeting to order at 6:30 p.m. and the minutes of the June 4, 2015 meeting were approved as written.

OWNERS'S ISSUES:

The hot water heater in the 1200 building still leaks. The outdoor faucet at 1001 is also leaking. Lokia will call the plumber.

MANAGEMENT COMPANY REPORT:

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

- **CONCRETE REPAIRS: "BOARD ACTION"** Completed walk thru 5/11/15 with contractors below. Board Members have copies of the proposals listed below. .
 - Chamberlain Contractors, Harold 301-725-4330, **Total Bid Cost = \$28,650.00**
 - Epic Concrete, Richard 301-779-0779 , **Total Bid Cost = \$29,510.00**
 - Barlow Concrete- Brian 410-789-0001, **Total Bid Cost = \$41,564.40.**

The board voted to accept Chamberlain's bid for all three phases. Bernadette will oversee the project. Residents will be notified when work is scheduled.

- **CRAWL SPACES: "INFORMATION PURPOSESE ONLY"** Proposal from Calvert Mechanical was sent to Victor Hare at AmeriStruct-Hare Engineering (410-290-8377). Victor approved scope of work with any recommendations. Recommendations were sent to BOD on 5/13/15. Please note that Calvert Mechanical contact is Karl Ringsdorf 410-323-5400. Management will speak with Victor Hare on the necessity of the fans due to not every unit has one.
- **DOOR/BUILDING PAINT:** Steve Shoemaker at Shoemaker's Handyman Services (443-994-1477) completed walk on 6/2/15. Please see proposal in the board package located after the painting proposal cover sheet.
- Shoemaker's Handyman Service 443-994-1477, **Total Bid Cost =\$59,635.00**

This is on hold. Complete specs for scope of work are needed before job can be put out for bids.

- **ELECTRICAL REPAIRS: "INFORMATION PURPOSES ONLY"** Electrical panels have been corrected. Anne Arundel County inspected the panels on 5/7/15 and determined additional repairs needed. Calvert completed repairs, waiting for County inspector to return and approve all work done. Calvert Mechanical

contact Karl Ringsdorf's e-mail is attached from 5/13/15 requesting meeting with county inspector to obtain final approval.

- **TODD KNUDSON: "INFORMATION PURPOSES ONLY"** (410-262-6962). Repayment of \$3450 due back to Condominiums. The following reimbursement payment schedule was agreed upon. Per email from Jonas Brodie, Brodie Management will refund the Association next week and will move forward with a legal suit against Mr. Knudson. Brodie Management will absorb all costs and expenses related to the suit. See attached email for reference.

\$500 to be paid in March 15th (Received \$500 payment in full)

\$1000 to be paid in April 15th (Received partial payment of \$500)

\$1000 to be paid in May 15th (No payment)

\$950 to be paid on June 15th

- **GUTTERS:** Gutter Cleaning completed by Mainline Construction on 4/20/15-4/23/15. Additional Repairs found while cleaning was being completed (e.g. Rotten fascia board, etc). Mainline representative is Ronnie mainline49129@gmail.com (1-410-255-6164). Proposal for repairs at the back of the 700 building included for the Boards review/approval. An additional proposal was obtained for the gutter cleaning 4 – 6 times per year from Specialty Rain Gutter Service, Alan Clark. Please see proposals in the board package located after the gutter cover sheet.
 - o Specialty Rain Gutter Service 202-321-5123, **Total Bid Cost = \$1,400**

The board voted to have Mainline make the repairs to the gutters an fascia boards. We are committed to a contract with Mainline for 2015.

- **LEAD PAINT:** Reached out to Reliable painting for their input regarding the lintels of the 300, 800, and 1200 apartment buildings. Mark Davis (410-799-8737) will go out to site week of 6/8/15 to estimate scope of work done. Additional vendors were contacted to provide bids.
 - o South River Restoration
 - o A Pro Enterprises
 - o PCS Contracting

Lakia will follow-up with this.

- **POOL: "INFORMATION PURPOSES ONLY"** Back yard Billy's 410-827-4500 backyardbill@gmail.com.

The board voted (via email on June 16th) 4-1 to delay ordering new pool furniture until this winter for a spring 2016 delivery.

- **SEWER MAINTENANCE: "INFORMATION PURPOSES ONLY"** Final Reports from TVIE sent to Victor Hare Engineering for scope of work to be bid out. TVIE and Victor Hare working together to come up with final scope of work to be bid out to 3 plumbers for repair. Report and specifications from Victor Hare included in package. TVIE contact is Robert Fulton (410-741-0399).
- **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. Once received they will be forwarded to the Board for review.
 - o Calvert
 - o Rommel Cranston

Bernadette will meet with Calvert and Heidler to discuss the best way to handle this.

TREASURER'S REPORT

As of 5/31/2015

Reserve Cash	286,782	
Operating Account	9389	
Revenue	136,332	
Expenses	156,276	
Deficit	19,944	6700 more than 5/31/2015

Budget vs Actual

Snow Removal	(9531)
Pool Mgmt.	(2020)
General Maint.	(3256)
Plumbing	(6117)

Transferred to Reserves	6847	YTD	34,234
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Draft audit available any day per Bob Becker.

COMMITTEE REPORTS

ARCHITECTURAL: No report.

MARINA: Dennis reported that there is one slip occupancy fee delinquency and that he is waiting for documentation for two other slips. Please note that you cannot submit the slip occupancy form via the website. It must be printed, completed and signed, and given to Dennis.

Major structural repair is in progress on the wave screen and should be complete by the end of next week. Twenty-seven salvaged pilings are also being added. Funds for the project (approximately \$28,000) will come out of the Marina Reserve account. This should extend the life of the wave screen for many years.

GROUNDS: Van reported that the grounds are in great shape. There are two shrubs scheduled to be replaced and turf fertilization is scheduled for this week. He also noted that owners are only authorized to add plantings within ten feet of their unit and plantings are not to block the water view of any other unit. He has met with Bartlett Tree Service and will discuss their recommendations with Brickman.

PETS: No report.

SECURITY/PARKING: No report.

FITNESS ROOM: No report.

POOL: No report.

OLD BUSINESS: Bernadette asked Lokia to make sure that every call or email that comes in to their office is recorded on the call log.

NEW BUSINESS: None

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

Respectfully submitted by
Nan Harrison, Secretary

**THERE IS NO BOARD MEETING IN JULY.
THE NEXT BOARD MEETING WILL BE HELD ON AUGUST 27TH.**