

DREAMS LANDING CONDOMINIUM MEETING OF THE BOARD OF DIRECTORS  
Thursday, June 4, 2015 (Rescheduled from May 28<sup>th</sup>)

BOARD MEMBERS PRESENT:

Bernadette Benik, President

Mike Myers, Treasurer

Nan Harrison, Secretary

OWNERS PRESENT: Christine Alvey, Beth Darling, Eva Gholsen, Phil Lowery, Debbie Winters

MANAGEMENT COMPANY REPRESENTATIVE: Kathy Gonzales

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

OWNERS'S ISSUES:

Phil Lowery asked about the lead paint on lintels in the 800 building (see LEAD PAINT section of Management Company Report below).

Lou Swart (via mail) asked about the gutters on the 200 building. They still overflow every time it rains, water collects in the yard and parking lot behind 204 and there is dampness in her basement. Mainline Construction cleans our gutters four times a year and they are going to submit a proposal for repairs to specific gutters/fascia boards throughout the community. The proposal is due the week of June 8<sup>th</sup>. Lou also noted that the tree in front of 201 needs to be pruned to keep branches off of the roof.

Christine Alvey noted that the plantings in front of the 100 building look great. It appears that the sodding/trenching along the sidewalk appears to be working to keep the sidewalk and lawn from flooding. She also made a contribution to the grounds fund.

MANAGEMENT COMPANY REPORT:

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

- **CONCRETE REPAIRS:** Completed walk thru 5/11/15 with contractors below. Please see official proposals in the board package located directly after the concrete proposal cover sheet.
  - 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 will review the three concrete repair proposals.***

- **Curb Painting:** Reliable Painting per contact Mark Davis (410-799-8737) completed work on 5/15/15. Work was inspected and invoice approved for payment. Invoice is located in the board package for reference.
- **CRAWL SPACES:** 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.

***Since not all units have crawl space fans and it is not clear who had them installed and when, Kathy will consult with Victor Hare as to their purpose and whether or not they are necessary.***

- **DOOR PAINT:** Steve Shoemaker at Shoemaker's Handyman Services (443-994-1477) going out to site on 6/2/15 to provide estimate for painting of unit exterior doors. Should have proposal turned in by the end of week on 6/5/15.

***To clarify, this project is for front doors only.***

- **ELECTRICAL REPAIRS:** Electrical panels have been corrected. Anne Arundel County inspected the panels on 5/7/15 and determined additional repairs needed. Calvert completed repairs, but waiting on the 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:**(410-262-6962). Repayment of \$3450 due back to Condominiums. The following reimbursement payment schedule was agreed upon ...
  - \$500 to be paid in March 15<sup>th</sup> (Received \$500 payment in full)
  - \$1000 to be paid in April 15<sup>th</sup> (Received partial payment of \$500)
  - \$1000 to be paid in May 15<sup>th</sup> (No payment)
  - \$950 to be paid on June 15<sup>th</sup>

Due to payments not being received, this has been sent to Jonas for further guidance.

***Bernadette has spoken with Jonas Brodie and was assured that if full payment was not received from Knudson, Brodie would reimburse the condo.***

- **FHA RENEWAL:** Awaiting management agreement to be signed by the board president as formal documentation of final approval. Once received will be forwarded to Gary Gooch and it will be sent to Philadelphia headquarters for final FHA certification. Gary L. Gooch Office: (571-312-0925)

***The agreement was signed and returned to Brodie on May 26, 2015.***

- **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 will be sending a proposal with all repairs week of June 8<sup>th</sup>, 2015. Mainline representative is Ronnie [mainline49129@gmail.com](mailto:mainline49129@gmail.com) (1-410-255-6164)
- **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. Gathering additional contact for potential vendors to provide bids as well.
- **POOL:** Back yard Billy's 410-827-4500 backyardbill@gmail.com. Waiting on updated pricing to be sent to the board for final approval. Changes were made to furniture that was ordered so getting updated proposal. Bill stated he would not charge for delivery in lieu of picking up the old furniture. The furniture has not been ordered yet, we are awaiting final approval from board for color selection based off Bill's recommendations and updated estimate.  
**Power washing and pool house painting-** Steve Shoemaker completed work. Work was inspected and found to be satisfactory. Invoice was approved. Please note a copy of invoice is in board package.  
**Pool Water Fountain-** Heidler completed work on 5/12/15.  
**Pool backflow line-** TVIE televised drain week of 5/12/15. Rusty Bergen escorted TVIE while on-site.
- **SEWER MAINTENANCE:** 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:** Waiting on proposal from Tim at 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
- **TERMITE INSPECTIONS:** Economy pest completed inspections. There were five unit basements inaccessible and therefore they were not inspected.

***If your basement was not inspected (102, 203, 904, 1003), please call Economy Pest Control at 410-266-6611 to schedule your inspection.***

- **Maintenance:** Please see enclosed AMSI report

TREASURER'S REPORT: Report as of 4/30/15

Reserves	279,666.
Revenue	109,323
Expenses	134,653

Deficit 25,330

Y-T-D Overages	
Snow removal	9,531
Water	7,071
Sewer Usage	4,383
Pool Mgmt.	2,020
General Maint.	4,849
Repairs (Plumbing)	5,182
Total	33,036

All expenses are charged to the operating account. At the end of the year, when appropriate, some are moved to reserves.

The 2014 audit statement is due and the auditor will be invited to the June board meeting to present the audit.

Bernadette asked Kathy to be sure she sends her copies of all late fee notices sent to unit owners.

#### COMMITTEE REPORTS

ARCHITECTURAL: No report.

MARINA: Wave screen repairs are scheduled to begin next week, weather permitting. The water has been turned on. Twelve slip occupancy checks have been collected and these were given to Kathy Gonzales for deposit to the marina account.

GROUNDS: No report.

PETS: No report.

SECURITY/PARKING: No report.

FITNESS ROOM: No report.

POOL: No report.

OLD BUSINESS: None

NEW BUSINESS: The annual Summer Solstice deck party will be held at 6:30 PM on Saturday, June 20<sup>th</sup>.

There being no further business, the meeting was adjourned at 7:30 P.M.

Respectfully submitted by Nan Harrison, Secretary

The next board meeting will be held on **Thursday, June 25, 2015**, at 6:30 P.M.