

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS
Thursday, August 27, 2015

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Beth Darling, Nancy Russell, 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 25, 2015 meeting were approved as written.

PAINTING: We have received seven proposals for painting all thirteen buildings. Discussion followed as to whether or not to paint this year, colors, etc. A motion to paint/repair the building exteriors, with funds from the reserve account, was passed (4 to 1). Of the seven responding companies, four were selected for further information including number in crew, time to complete the project, past projects in the area (including addresses). The four "finalists" are JMJ General Restoration LLC, Palmer Brothers Painting, Blue Sky Painting and CertaPro Painters. In connection with the painting project, Nan will investigate new porch lights for the front entrances. Color selection and light fixture options will be available at a later date.

TREASURER'S REPORT: As of July 31, 2015

Cash	301,005.
Snow Removal	9531.
Plumbing Repair	9761.
Pool Repair	5892.
General maint.	3073.
Gutter Cleaning	2071.

So far we have a slight surplus (budget exceeding actual expenditures) of 2886.

Replacement fund contributions YTD 47,928.

Mike noted that our auditing firm has merged with another firm and that is the reason for the delay. They have promised to submit it tomorrow. He will be looking for a new auditor and instead of going through a management company we will deal the new auditor directly.

OWNERS'S ISSUES:

Ray Turner volunteered to replace the glass on the round table on the deck. He will be reimbursed (\$295 + tax). Labor and delivery would be an additional \$175 so he is going to do that himself. Ray also noted that there is green moss growing on some of the gable ends of the buildings. This will be taken care of when they are pressure washed before painting. The corner of the step right by the curb at 602/603 needs to be repaired the next time we do concrete work, if not before. He also noted weed growth in some areas and suggested an addition Round Up treatment.

MANAGEMENT COMPANY REPORT:

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

- **CONCRETE REPAIRS: "COMPLETED"** Chamberlain Contractors original bid was \$28,650. Additional service areas were included at an additional cost. The area behind building 400, stairs at the 900 building and a sidewalk on the left side of building 1200. Per Harold Green all work is complete.

The project is complete and the board authorized payment.

- **CRAWL SPACES: "INFORMATION PURPOSES ONLY"** Andy Durbin with AmeriStruct-Hare Engineering (410-290-8377) assessed the crawl space at 1104 Dreams Landing Way on July 17th stating the insulation needed removing in order to locate the root cause of the wet area. July 20th Victor Hare provided a report of his opinion recommending installing a fan, reinstalling fallen insulation and cutting the vegetation back from the blocked areas. July 31st Ryan Smith with Vannoy & Associates visited the property to assess the crawl space at 1104 Dreams Landing. The engineers report was requested.
- **DOOR/BUILDING PAINT:** Painting RFP was created by the Board and submitted to 10 painting vendors. Please see list below of those who responded. All proposals are within the Board packet.
 - JMJ General Restoration LLC 202-276-5388, **Total Bid =\$85,300**
 - Palmer Brothers Painting 301-587-0100, **Total Bid =\$88,000 (T&M)** for flashing and chimney repair
 - Annapolis Painting Services 410-974-6768, **Total Bid =\$75,000**
 - Shoemaker's Handyman Service 443-994-1477, **Total Bid =\$104,00**
 - Blue Sky Painting 410-885-4800, **Total Bid =\$102,000**
 - CertaPro Painters 301-922-5305, **Total Bid =\$81,499 + (T&M) for chimney repair**
 - Cunningham Contracting 410-721-8757, **Total Bid = \$146,500**

NOTE! THESE PROPOSALS ARE NOT NECESSARILY "APPLES TO APPLES" AND WE ARE GETTING MORE INFORMATION. Please see page 1 under "PAINTING."

- **LINTEL/LEAD PAINT REPAIRS:** Two proposals were received for the repair of the lead based lntels at buildings 300, 800 and 1200. All proposals are within the Board Packet.
 - Fred O'Neal 443-995-6813, **Total Bid =\$1,400**
 - Annapolis Painting Services 410-974-6768, **Total Bid =\$40 per lntel to clad**
 - Reliable Painting 410-799-8737, **never responded**

The board voted to hire Annapolis Painting Services to do the job.

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

The board tabled this and the furniture will be replaced for the summer 2016 season.

- **CEASE & DESIST LETTERS: "INFORMATION PURPOSES ONLY"** Letters were sent to two owners requesting boat slip paperwork and fee. To date nothing has been received from the owners.
- **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. Contact was made again but no response received as of yet.
 - Heidler Plumbing
 - Calvert
 - Rommel Cranston

- **HOT WATER TANK REPLACEMENT:** 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**

The board asked Lokia to obtain two more bids. Note that since this is a shared appliance the cost of replacement will be shared equally between the four unit owners.

SLIP LICENSE AGREEMENTS: Marina Chairman, Dennis Seymour requested the property manager verify the signed agreements for 28 owners. The list was supplied to Lokia at the June Board meeting. Of the 28 listed, two were not located and 8 of them had a different owners name listed. Copies of the 26 agreements located are attached. The 8 'new' owner's names are listed on the report as well as the two that were not located

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

COMMITTEE REPORTS

ARCHITECTURAL: No report.

MARINA: Dennis asked Lokia to handle filing the slip license agreements and the boat lift maintenance agreements. Another issue discussed is the issue of crabbing from the piers. A visit to the DNR revealed relatively new regulations. No matter how many owners are involved, there is a limit of two crab pots per property. These crab pots must be registered with the DNR. If DNR officials find more than two there will be a fine. Crabbing by net or string is not affected but you must have a crabbing license (nominal fee). ***Please note that crabbing on the piers is a marina recreational activity and is limited to slip occupancy license holders.*** The marina committee will meet soon and this is one of the issues that will be discussed. Another issue is the wave screen. No one is authorized to climb or walk on it. A letter noting this will be sent to a homeowner.

GROUNDS: Van reported that Brickman submitted a proposal for tree work including treatment for one diseased oak, treatment for three trees with "girdling" and removal of dead limbs. He will go back to them to see if the work can be done for \$5,000.

POOL: Rusty noted that we had a good pool season, a good life guard and no complaints. The pool will be open regular hours through Labor Day and then on the following two weekends, weather permitting.

PETS: No report.

SECURITY/PARKING: No report.

FITNESS ROOM: No report.

OLD BUSINESS: None

NEW BUSINESS:

There being no further business, the meeting was adjourned at 8:35 P.M.

Respectfully submitted by Nan Harrison, Secretary

The next board meeting will be held on **Thursday, September 24, 2015**, at 6:30 P.M.
POSTPONED – NOW SCHEDULED FOR October 1, 2015, at 6:30 P.M.