

DREAMS LANDING CONDOMINIUM ANNUAL MEETING
SATURDAY, DECEMBER 5, 2015

BOARD MEMBERS PRESENT:

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

MANAGEMENT COMPANY: Lokia Prue

Bernadette called the meeting to order at 9:05. A quorum was established with 52.71% of owners represented. She thanked those in attendance and thanked the board for their work on some major projects over the past year, including the concrete work, railings, painting, etc.

NOMINATIONS

There is one vacancy on the board and Rusty Bergen is the only candidate. There were no write-in candidates on the ballots and upon motion Rusty Bergen was elected by acclamation to fill the vacancy.

TREASURER

Mike announced that the budget for 2016 has been approved and distributed to owners. There will be no increase in condo fees. The reserve account balance at the end of 2014 was \$310,000. As of October 31 of this year the balance was \$225,000, with \$68,000 contributed year-to-date. The balance sheet showed that we were slightly over budget at the end of October.

Our former CPA retired and will be replaced by Marvin Riggins. This firm specializes in condo/community finances. Mike is working on reducing large contract costs. Upcoming major expenses may include new roofs and replacement of the retaining wall next to the 1300 building. In spite of a three year built-in increase, management fees to Brodie will remain the same in 2016.

COMMITTEE REPORTS

GROUNDS: Van thanked homeowners who have made improvements to plantings within the 10-foot limit. He reported that drainage issues were addressed at the 100, 1000, and 1300 buildings. The 100 building landscaping was replaced as were several bushes throughout the community. Trees, plants and bushes are being evaluated in regard to age and condition. Sod was added in six locations. After many unsuccessful attempts to grow grass in front of the 200 building, the grass will be replaced with mulch and stone.

The painting project is nearly complete. They have power washed, painted, repaired mortar and caulked and there is a three-year guarantee on the work.

MARINA: The dock water was turned off on November 1st. The 30-year-old wave screen was repaired and upgraded. This \$30,000 project depleted the marina reserves and the monthly fee will be raised for the first time in twenty years. The annual occupancy fee will remain at \$150 but monthly fee will increase to \$50. Also discussed: percentage of fee that goes to the marina reserves, \$150 occupancy fee covers the electricity costs (they vary), and at least 50% of any boat in the marina must be owned by a resident.

WORKSHOP: Dennis Seymour reported that there are six members. If anyone else is interested in joining please contact him and he will give them a tour of the workshop. The group rebuilt the community deck in exchange for free rent. The committee is looking at the possibility of helping with repairs to the steps down to the waterfront.

SECURITY: No new is good news. Please remember to be helpful, not aggressive, when approaching strangers. If you see anything that makes you uncomfortable please call 911 first and then notify the board of any incidents. Tapes from the video cameras are viewed by Rusty and Dennis and can be seen by others via a URL site (this does not include footage from the pool camera).

ARCHITECTURE REVIEW: Two requests are pending, one fast-track and more information is needed for the other. Dennis thanked Nan for coordinating the replacement of the front porch lights.

PETS: Samara Ewing reported that she has dealt with the problem of dog waste being disposed of in the recycle bin and reminded all that dog waste needs to be bagged and disposed of in the trash dumpster.

FITNESS CLUB: Jill Voran reported that it's fiscally fit. Water issues have been resolved and the carpet has been cleaned and dried. She is considering a larger dehumidifier that will be connected to a drain. New members and ideas for new equipment are welcome. The window was broken by the Brickman crew and they have replaced it. She also thanked Lokia for her quick response to the flooding.

POOL: Closed!

The meeting was adjourned at 10:15 a.m.

Respectfully submitted by
Nan Harrison, Secretary