

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, April 1, 2008

Web site: [www.dreamslandingcondo.org](http://www.dreamslandingcondo.org)

## **BOARD MEMBERS PRESENT:**

Vicki Lathom, President  
Rusty Bergen, Vice President  
Ray Turner, Treasurer  
Nan Harrison, Secretary  
Turner Trippe, At-Large

## **MANAGEMENT COMPANY REPRESENTATIVE PRESENT:**

Leona Busiga, Brodie Management

## **OWNERS PRESENT:**

Christine Alvey  
Bernadette Benik  
Barbara Eilertsen  
Jim & Marshall Patterson  
Canby & Tony Robertson  
Dennis Seymour  
Robert Van Buskirk

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**CALL TO ORDER:** The meeting was called to order at 7:00 PM.

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**MINUTES:** Upon motion, the minutes of the January 29, 2008 meeting were approved with the following addition to the end of the Treasurer's Report:

Two new CDs were opened; one at Eastern Savings Bank for \$75,000 and one at SunTrust Bank for \$75,000. Signatories for these two accounts will be Jonas Brodie, Ray Turner, Vicki Lathom and William Bergen.

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**NEXT BOARD MEETING:** The next Board meeting will be held on **Tuesday, April 29, 2008 at 7:00 PM.**

## MARINA EXPANSION REPORT

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Dan Larian of Larian & Bradbury presented the contract agreement and payment schedule for the expansion of the marina. Permits are in place. Seven residents are interested in purchasing slips and Ray suggested that we build eight. Ray will contact those who have made deposits and once he receives full payment, construction will begin.

Upon motion the following marina issues were agreed upon: the addition of three safety ladders along the bulkhead and the addition of twelve new pilings for additional support of the wave screen.

Dennis reported that he hopes to turn the dock water on this Sunday. There is one boat in the marina that must be towed if the owner (who is no longer in residence) does not move it in a timely fashion.

## MANAGEMENT REPORT

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- ? The work on the sewer line repair behind the 1100 building will be rescheduled due to rain.
- ? Proposals are being sought for the sewer line repair near the 700 building.
- ? The three replacement windows for the apartment buildings have been ordered from Thompson Creek.
- ? Apartment building doors were painted on March 28.
- ? Benfield towing signs were delivered and installed throughout the community.
- ? Power washing of siding facing the water was completed on March 28.
- ? Billing for the storage units can be included on the condominium fee payment coupons.
- ? As of March 28 Davenport Insulation had not completed repairs in the crawl spaces. Final payment will not be released until this is accomplished.
- ? Maintenance:
  - \* Cunningham Contracting repaired roof leaks at 203 and 1203.
  - \* Corporate Services repaired the fence at 603.
  - \* Corporate Services repaired a vent cover at 607.

## OWNERS' ISSUES

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Robert Van Buskirk noted (cheerfully) that the portable latrine has finally been removed from the waterfront.

## COMMITTEE REPORTS

### ARCHITECTURE COMMITTEE:

No report.

### FITNESS CLUB:

No report.

### GROUNDS:

No report.

### MARINA COMMITTEE:

See above.

### PET COMMITTEE:

No report.

### POOL:

No report.

### SECURITY & PARKING:

No report.

### SEWER:

Maryland Environmental Services will remove the sludge from the old pumping station. We will be reimbursed for electricity paid for during the permitting time period.

## TREASURER'S REPORT

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Ray announced that owners will be billed a one-time assessment for the January-February sewage plant operation. We are currently a little over budget but this is because of the additional two months of plant operation.

The auditor, Stan Gordon, will be invited to attend the April or May board meeting.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:10 PM.

Respectfully submitted,

/S/

Nan Harrison, Secretary