

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, April 25, 2006

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

## **BOARD MEMBERS PRESENT:**

Vicki Lathom, President

Dennis Seymour, Vice President

Ray Turner, Treasurer

Rusty Bergen, Secretary

Randy Old, Member at Large

## **MANAGEMENT COMPANY REPRESENTATIVES PRESENT:**

Dennis Sesplankis, Regional Property Manager

## **OWNERS PRESENT:**

James Morrow

Monica Williams

Jean Morrow

Mary Turner

Christine Alvey

Walter Williams

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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 March 28, 2006 meeting were approved as submitted.

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**NEXT BOARD MEETING:** The next Board meeting will be held on **Tuesday, May 30, 2006 at 7:00 PM.**

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## **MANAGEMENT REPORT**

Dennis Sesplankis addressed the following issues:

- ? Corporate Services was the low bidder for a project to paint the railings throughout the community. The proposal includes a two year guarantee and free touch-up during the first year. The Board approved going forward with the project as bid.
  - ? Acting on a prior resident request, Corporate Services attempted to lower the wattage of the street light near building 200 but found that the light will not accept anything lower. They will try switching bulbs from other lights to try to dim the light.
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### **OWNERS' ISSUES**

There was a discussion concerning various gutters which appear to be in need of cleaning. Brodie will communicate with Corporate Services which has the ongoing gutter cleaning contract. Jean Morrow requested a hose reel for the 1300 building; Monica Williams will provide one. There was also discussion about dog owners in the community who have inquired about the possibility of a fenced area to be used for dog exercise after the tennis court is removed.

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### **COMMITTEE REPORTS**

#### **ARCHITECTURE COMMITTEE:**

The Board discussed a request from an owner to install an 18” fence around flower beds adjacent to a unit. There was some concern expressed about the installation of such equipment on common areas, and the request was withdrawn.

#### **FITNESS CLUB:**

No report.

#### **GROUNDS:**

Vicki Lathom and Lou Swart have been surveying the grounds and identifying a number of needs. The grounds committee anticipates a “phase

two” proposal. A tree trimming and pruning project will be undertaken by Brickman at a cost of \$1,380.00.

**MARINA COMMITTEE:**

There was a discussion as to whether it would make sense to bill slip license holders one annual occupancy fee of \$400 (rather than two installments as is done now). It was agreed to continue under the present manner.

**PET COMMITTEE:**

No report.

**POOL:**

Ray Turner submitted and the board approved a three year contract with the pool management company.

**SECURITY & PARKING:**

No report.

**SEWER:**

Vicki reported that it appears that the county has identified Ferguson Trenching Company as the contractor for the sewer project at a price of \$1.29 million. The due diligence process is underway. This appears to be a very favorable cost for the project.

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**TREASURER’S REPORT**

Ray Turner reported that year to date the community was about \$8,500 below budget, and that he anticipates a slight deficit later in the year as certain expenses come due. He also stated that, in anticipation of post sewer conversion matters, he plans to begin the budget process earlier than usual this year.

## **OLD BUSINESS**

None

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## **NEW BUSINESS**

A spring walk-thru inspection is to be scheduled by the Board in early May.

The Summer Solstice party will take place on the deck beginning at 6:00 PM on Saturday, June 17<sup>th</sup>.

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

Respectfully submitted,

/S/

Rusty Bergen, Secretary