

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, February 26, 2008

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Rusty Bergen, Vice President

Ray Turner, Treasurer

Nan Harrison, Secretary

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Heather Gummel, Property Manager

OWNERS PRESENT:

Christine Alvey

Nancy Russell

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

MINUTES: Upon motion, the minutes of the January 29, 2008 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on **Tuesday, April 1, 2008 at 7:00 PM.**

MANAGEMENT REPORT

- ? Heather reported that Television Inspection Inc. located and cleaned out the line near unit 403. The 2007 inspection is now complete.

- ? Two proposals have been received to dig up and repair the damaged pipe near the 1100 building. All Around the Clock Plumbing's price was \$9,400 and Scardina's was \$18,500 and neither includes replacing any damaged concrete. Heather will find out what kind of pipe will be used and go ahead with All Around the Clock Plumbing.

- ? The pipe near the 700 building will need to be sleeved and All Around the Clock Plumbing is obtaining two proposals from companies that do sleeving.
 - ? Thompson Creek Window Company has provided a new proposal for the replacement of the apartment building windows. The new price is \$6,420 (a \$424 increase over the last proposal).
 - ? Two proposals to repair damaged concrete at 602 were received. Cunningham Contracting (\$1,680) and American Stripping (\$1,200). Heather will contact American Stripping.
 - ? Benfield Towing will replace Lowry's. They will put up signs at no charge to Dreams Landing. Heather will find out how many we need and identify the locations.
 - ? Cunningham Contracting has been approved to paint the interior hallway doors in the apartment buildings on March 28th.
 - ? Scardina investigated the leak in the crawl spaces below units 1103 and 1104. They determined it is coming from 1104 and the owner has been notified.
 - ? The renewal contract with Brickman has been signed and returned.
 - ? Davenport Insulation has not completed the corrections in the crawl spaces as they said they did. The last half of the payment is being withheld until the corrections are done and verified.
 - ? Corporate Services repaired rotted wood around the door at the entrance to the fitness room, checked the cap posts on the fences and repaired any that needed it.
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OWNERS' ISSUES

Christine Alvey asked if workmen would be allowed to walk on the roof. It was determined that it is okay but that they are to wear rubber soles, use no hooks and not place any supplies or equipment on the roof.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

No report.

FITNESS CLUB:

No report.

GROUNDS:

No report.

MARINA COMMITTEE:

Upon motion the 2008 Marina Operating Budget was approved as submitted.

PET COMMITTEE:

No report.

POOL:

No report.

SECURITY & PARKING:

Benfield Towing will be our new towing company and will install signs at their expense.

SEWER:

Rusty announced as of today the sewage is being diverted to the new line. Ray confirmed that the one time hook up fee of \$3,000.00 per unit will be due to the county 45 days after the system is released for service.

TREASURER'S REPORT

Ray reported that the deficit at the end of January is due to the delay in starting up the county sewer service. Owners will be billed for a surcharge to cover the time between the first of the year (when the condo fee was reduced) and the start-up of the county service. The audit and tax returns are both in progress.

OLD BUSINESS

Rusty has submitted a storage locker rental contract and Ray and Turner will compile a list of rules.

NEW BUSINESS

- ? The next meeting of the board will be held on April 1 instead of March 25th.
 - ? Ray asked Heather to obtain estimates on cleaning the vinyl siding and to make sure that what is used does not damage the finish.
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ADJOURNMENT: Upon motion, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

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Nan Harrison, Secretary