

# **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, September 26, 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

Jean Morrow

Christine Alvey

Samara Ewing

Betty O'Brien

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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 August 29, 2006 meeting were approved as submitted.

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**NEXT BOARD MEETING:** The next Board meeting will be held on  
**Tuesday, October 31, 2006 at 7:00 PM.**

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## NOTICE

**Please plan to attend the “Community Soup Kitchen” party on Saturday, October 21<sup>st</sup>. It will take place on the deck starting at 6:00 p.m. The theme is soups and breads, but feels free to bring an appetizer or dessert instead if you wish. B.Y.O.B. If you have questions or wish to help, contact Vicki (vlathom@comcast.net) or Nan (NLH108@comcast.net).**

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## MANAGEMENT REPORT

- ? John Guthrie of Corporate Services met with Dennis Seymour and walked the grounds to discuss various maintenance matters.
- ? Dennis Sesplankis met with Randy Old on site to discuss several capital improvement and maintenance scheduling issues.
- ? A proposal was submitted from Television Inspection Equipment, Inc. with several options to clean the sewer collection system. The Board voted to contract for a “manhole to manhole” water jet cleaning at a cost of \$2,480. That amount is below the allocation in the current budget.

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## OWNERS' ISSUES

Betty O'Brien inquired about the repairs to the crawl space access covers on the 400 building. She also asked about the status of repairing/replacing the insulation hanging above the building crawlspace. The Board agreed that these issues needed follow-up. There was also a discussion concerning damage being done to sidewalks and other areas caused by the use of grounds keeping equipment. Vicki will discuss this with Tim from Brickman.

Ray relayed a concern expressed by an owner in the 300 building that the entrance doors are not closing properly. Brodie agreed to have someone look at the entrance doors in all three apartment buildings.

## COMMITTEE REPORTS

### ARCHITECTURE COMMITTEE:

Randy Old reported that he is looking for a source for replacement fixtures for front porch lights. It appears that the old supplier is no longer carrying them.

### FITNESS CLUB:

The Board has approved a suggestion by the committee that residents be allowed to commit to a six month membership rather than a full year.

### GROUNDS:

No report.

### MARINA COMMITTEE:

The Board discussed a proposal that the community participate in the oyster seeding program sponsored by the Chesapeake Bay Foundation. It was agreed to see if it would be feasible to do so using the site of the old finger pier.

### PET COMMITTEE:

Samara Ewing is preparing a flyer addressing pet issues which will be distributed throughout the community. There have been no recent pet related complaints or problems.

### POOL:

Ray reported that the pool has been closed for the season. It is scheduled to reopen May 19, 2007. The bathroom facilities will be in operation through October and the deck furniture will not be stored until after the community event on October 21<sup>st</sup>.

There are a number of “pool toys” which have been left on the pool deck. An announcement will go out as to when they may be removed by the owners.

### SECURITY & PARKING:

No report.

SEWER:

The Anne Arundel County Council voted unanimously to approve the Dreams Landing public sewer tie in project.

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**TREASURER'S REPORT**

Ray Turner reported that we are only slightly over budget and may still finish the year with a small surplus. He expects that we will be over budget in insurance, landscaping and plumbing.

It is time to start the process for the 2007 budget. Any owner may participate on the finance committee. Anyone wishing to participate should contact Ray. We are also looking into serving the required budget notices via e-mail. Anyone wishing to receive hard copies by mail may do so by contacting Brodie Management.

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**OLD BUSINESS**

Vicki has agreed to look into how to best present our issues with Comcast and Verizon to the County. Dennis Seymour is still working on arranging for disposal of chemicals which have been stored in the sewage treatment plant.

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**NEW BUSINESS**

None.

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ADJOURNMENT: Upon motion, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

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Rusty Bergen, Secretary