

# **Dreams Landing Condominium Board Minutes**

Tuesday, June 27, 2006

## **Board members Present:**

Vicki Lathom, President  
Dennis Seymour, Vice President  
Ray Turner, Treasurer  
Randy old, Member at Large

## **Management Company Representative present:**

Dennis Sesplankis, Regional Property manager

**Call to Order:** The meeting was called to order at 7:03 PM

## **Minutes:**

Upon the motion, the minutes of the May 30<sup>th</sup>, 2006 were approved as submitted.

**Next Board Meeting will be held on Tuesday, August 29, 2006 at 7:00PM.**

## **Management Report**

Several maintenance issues resolved: branches near the pool house, power washed building, trees removed, railings repaired, lights, drainpipes, standpipe completed (didn't pass inspection, redo inspection this week) pool contract signed, no cost increase, and 8% increase for next year, new supply of propane.

## **Owners Issues**

Signpost down near entry will be replaced.

## **Architecture**

None

## **Gym**

None

## **Maintenance**

The area behind the 900 building had some water problems during the last heavy rains. Scardinia was called in and the drains were opened, but one needs repair, and there may be a longer-term consideration of the water drainage in the area.

## **Marina**

Standpipe has a warranty that commits the contractor to hand over a completed job that passes inspection. Inspection is the contractors risk and cost. The stairs have been redone.

The wave screen needs repair, as some of the bolts have come loose and need to be replaced.

#### **Pet Committee**

None

#### **Pool Committee**

The mowers have been clipping the bottom of the fence; need some slight repair.

#### **Security**

**WARNING : BE DILIGENT.** One owner's car had a full tank of gas siphoned out of his car from the parking lot.

#### **Sewer Update**

The updated costs per unit are up on the web site, under Pumping Station.

#### **Treasurer**

The finance report through the end of May shows the organization having expenses of \$2,000 in excess of its budget, which is to be expected, as the spring expenses are often higher, and the fall expenses are low, bringing the budget back into balance.

#### **Old Business**

The crawl space covers don't appear to be correctly attached in the 1300 building, they need to be looked at and fixed.

#### **New Business**

None

The meeting was adjourned at 8:00 pm.