

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, February 28, 2006

Web site: 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:

Christine Alvey

James Morrow

Jean Morrow

CALL TO ORDER: The meeting was called to order at 7:02 PM.

MINUTES:

Upon motion, the minutes of the January 31, 2006 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on **Tuesday, March 28, 2006 at 7:00 PM.**

MANAGEMENT REPORT

Dennis Sesplankis arranged to have Victor Hare attend the meeting to discuss his findings and report pertaining to the recently completed crawl space inspection. Victor described three places where he discovered floor joists that have been cut and not properly re-supported. It appears that these modifications may have occurred where owners dropped water heaters into the crawl space area. He also described two places where kitchen exhaust ducts appear to be improperly vented into building crawl spaces, and also one dryer vent. There appears to be a good deal of insulation which needs re-hanging, and a number of access doors which need to be repaired/replaced. The Board discussed the need to determine which defects are unit owner issues and which should be addressed by the association. Dennis Seymour volunteered to digest the report in light of Victor's explanation and prepare a list of tasks to be performed.

The Board passed a motion to have Corporate Services repair, clean and paint the utility areas and bathrooms in the apartment buildings for a cost of \$880.00.

OWNERS' ISSUES

James Morrow advised that at least two ground level vents in the 1300 are severely misplaced. Victor Hare had also observed other building vent issues. Brodie will address this.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

Brodie was asked to obtain estimates for cleaning and painting of exterior railings and window grates.

FITNESS CLUB:

No report.

GROUNDS:

Vicki Lathom and Lou Swart have been working on identifying a prioritized list of landscaping/grounds issues. Brickman has submitted an estimate of \$1,455.00 which has been accepted to spruce up the landscaping at the front entrance adjacent to the Dreams Landing sign and flower bed. A number of tree issues were discussed. Vicki reported that soil testing has been performed and we are awaiting results in an effort to improve the problem turf issues throughout the community grounds. A representative from Brickman will attend the next Board meeting to address some of these issues.

MARINA COMMITTEE:

Without objection, the 2006 Marina budget was approved as proposed.

PET COMMITTEE:

No report.

POOL:

No report.

SECURITY/PARKING:

Dennis Seymour and Rusty Bergen reported that the yellow no parking curb markings are to be power washed and repainted. Once this is complete, the committee will submit for Board approval and distribution a reminder memo to all residents concerning the existing parking rules and regulations.

SEWER:

Vicki advised that no adverse issues were raised at the variance hearing held by the county. The Critical Areas matters seem to be under control and the county expects bids to go out in April. The county hopes to begin work on the project in July.

TREASURER'S REPORT

Ray directed that Brodie should check to see that the billing of our neighbors for water and trash collection is current. There are two current owner

accounts receivable matters and Brodie has been instructed to activate the standard collection procedures.

OLD BUSINESS

None other than that reported elsewhere in these Minutes.

NEW BUSINESS

None other than that reported elsewhere in these Minutes.

ADJOURNMENT: Upon motion, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

/S/

Rusty Bergen, Secretary