

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, March 28, 2006

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Dennis Seymour, Vice President

Ray Turner, Treasurer

Randy Old, Member at Large

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Dennis Sesplankis, Regional Property Manager

OWNERS PRESENT:

James Morrow

Monica Williams

Jean Morrow

Martin Snyder

Betty O'Brien

David Manning

Christine Alvey

Robert Manley

Walter Williams

Lou Swart

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

MINUTES:

Upon motion, the minutes of the February 28, 2006 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on **Tuesday, April 25, 2006 at 7:00 PM.**

MANAGEMENT REPORT

Dennis Sesplankis addressed the following issues:

- ? The purpose of the crawl space inspection was explained, along with an explanation of the general findings and the recommended corrections. The board voted to undertake several items pursuant to the bid received from Corporate Services for a total cost of \$11,414.00. The remaining seven items are to be charged to individual owners. The affected owners are to be consulted prior to any work being undertaken. It was noted that the contractor should be asked to give priority to the crawl space covers and safety issues. When the prices are received, letters should go out to all the unit owners which will be charged.
- ? The Anne Arundel County Fire Department approved the installation of a dehumidifier in the fitness center.
- ? Chesapeake Operations issued a proposal for its extended operation and maintenance of the sewage treatment plant. The monthly cost under the proposal is \$3775.00. The Board approved the proposal.
- ? Vicki addressed the ongoing fight to get Verizon to fix the mess they made. Brodie said they had the same problems on all their properties, and they have had no success with talking to Verizon. Vicki said she would bring it up to the county powers that be to see if a better response from Verizon is possible. There was quite a bit of discussion on the matter. It was also noted that Comcast was not perfect.
- ? The annual Pest control inspection was to happen shortly. Economy Pest Control was charging \$1,400 to spray; all unit owners would be notified when they would be in the community. Those parties wishing to get their units treated, needed to be available that day to open their units (or have someone be responsible to do it for them). An e-mail will go around when a date for their visit is established. Price of \$1,400 approved.

OWNERS' ISSUES

None submitted.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

Unit 802 was fast track approved for the work to be done in the unit. The unit owner was present and learned that the fan unit cover needed to be a certain type to keep birds out.

FITNESS CLUB:

No report.

GROUNDS:

See attached.

MARINA COMMITTEE:

Dennis Seymour reported that slip occupancy notices have gone out, and should be returned to Dennis as soon as possible. Also, the first of two bills have gone out for the marina fees. The water is due to be turned on April 2nd, at which time we will learn how well the self maintenance program worked. One unit and slip owner has approached the board with a request concerning the use of the slip and the marina committee is considering the request.

There is one delinquency for both a slip occupancy and annual license fee. He and Brodie are working to resolve the situation. Water to the marina will be shut off for winterization in late November.

PET COMMITTEE:

No report.

POOL:

Ray Turner reported the pool came through the winter well. Opening is expected on Saturday, May 20th. It will be open on weekends only until mid June; then daily until to Labor Day.

SECURITY & PARKING:

Dennis Seymour advised that when the curbs painting is complete, passes will be sent around and the parking plan will go into effect. A notice will be sent around which will explain the existing parking regulations. The

season is coming when parking violations will again become a increasing problem.

SEWER:

Vicki Lathom reported that the bids will go out on April 14th. Bidders will be able to come to the community to look it over when forming their bids. The bid does include cleaning out the building, leaving the shell. The construction is due to start in July and last for six months, meaning that in January the work should be completed.

TREASURER'S REPORT

Ray Turner reported that year to date the community was \$10,000 below budget, due partially because of the mild winter, and partially due to the fact that the main expense come later in the year. Accounts receivable remain to be a recurrent problem. The intent of the Treasurer and the Board is to continue to closely monitor the accounts and to refer delinquencies to our attorneys for collection pursuant to the established procedures.

OLD BUSINESS

None

NEW BUSINESS

A spring walk-thru inspection is to be scheduled by the Board. The inspection should take place sometime in early May.

ADJOURNMENT: Upon motion, the meeting was adjourned at 9:10 PM.

Respectfully submitted,

/S/

Rusty Bergen, Secretary
(Per notes taken by Randy Old)