

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, August 29, 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:

James Morrow

Christine Alvey

Jean Morrow

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

MINUTES:

Upon motion, the minutes of the June 27, 2006 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on Tuesday, September 26, 2006 at 7:00 PM.

GUEST

Joe Burns of Dewberry Engineering addressed the meeting about the permitting process relating to the sewer project. He specifically talked about the agreement with the Maryland Critical Areas Commission as to the

plantings that will be done around the pumping station and at other locations in the area so as to comply with the Critical Area requirements. The County and the Board are both pleased with the final plans.

MANAGEMENT REPORT

Dennis Sesplankis addressed the following issues:

- ? Gutters were cleaned out during the week of August 14.
- ? A fence at the 900 building was repaired

OWNERS' ISSUES

- ? There are gutter issues which need to be addressed at 701. Corporate Services will be assigned.
- ? There is settlement between the steps and the porch at 1303/1304, allowing water to get in between. Brodie will have this addressed.
- ? There is a water leak at 603; Brodie will inspect and address.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

No Report.

FITNESS CLUB:

No report.

GROUNDS:

No report.

MARINA COMMITTEE:

The fire standpipe upgrade has been completed and the system past the required testing. We have received certification which Dennis Seymour will forward to the County Fire Department. The throw rings on the pier

have been replaced. Lerian & Bradbury completed repairs to the wave screen at a cost of \$4,654.

PET COMMITTEE:

Samara Ewing submitted a report which will be posted on the Web site.

POOL:

Ray reported that the pool will be open at least two weekends after Labor Day, weather permitting.

SECURITY & PARKING:

Dennis Seymour and Rusty Bergen advised that a memorandum reminding residents of the parking regulations was distributed; along with two complimentary visitors parking passes.

Dennis also replaced the private community notice signage at the entrance to Dreams landing.

SEWER:

The Anne Arundel County Council is expected to vote on the public sewer project at its meeting on September 5, 2006.

TREASURER'S REPORT

Ray Turner reported that we are currently about \$5,000 under budget and may finish the year with a 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.

OLD BUSINESS

Many of the crawl space access covers still need to be fixed. Dennis Seymour will work with Brodie and Corporate Services to see that this is done.

We need to acquire the proper tool in order to operate the emergency water shut off valves located in front of each townhouse unit.

It was suggested that we should formally protest to the County concerning Comcast's poor performance in correcting various issues throughout the community.

NEW BUSINESS

None.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:10 PM.

Respectfully submitted,

/S/

Rusty Bergen, Secretary