

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, May 30, 2006

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Ray Turner, Treasurer

Rusty Bergen, Secretary

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Dennis Sesplankis, Regional Property Manager

OWNERS PRESENT:

Turner Trippe

Samara Ewing

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

MINUTES:

Upon motion, the minutes of the April 25, 2006 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on **Tuesday, June 27, 2006 at 7:00 PM.**

MANAGEMENT REPORT

Dennis Sesplankis addressed the following issues:

- ? Corporate Services has presented a proposal for power washing all of the exterior vinyl siding throughout the community. The contract price is \$1,265.00. The Board voted to go forward with the contract.

- ? The Board discussed the concept of posting the meeting minutes on the Web site and only distributing by mail paper copies to those who request them. Doing so would significantly reduce costs associated with copying and mailing postage. It was agreed that Brodie would announce this new procedure in the mailing of the April minutes.
-

OWNERS' ISSUES

Corporate Services will repair a railing at the 400 building.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

FITNESS CLUB:

No report.

GROUNDS:

The Board approved a proposal from Brickman for the removal of two trees at a total cost of \$1,920.00, which cost includes stump removal.

MARINA COMMITTEE:

The stand pipe to the marina which would provide fire department water service in the event of a marina fire failed a required high pressure test. The marina committee is looking into options for repair/replacement of the system.

PET COMMITTEE:

The board heard a report of the pet committee which included discussions about control of pets by owners, and a proposal to survey the community about interest in a new doggie park after the sewer project is finished. Since the majority of the pet committee expressed a desire to stay with the status quo regarding owner pet control, the board took no action,

but emphasized that owners were responsible for their pets' actions, including liability for damage or behavior. Regarding the doggie park proposal, Vicki said that she would check with the county to see what options the association has regarding use of the waterfront after the sewer project is completed.

POOL:

Ray Turner submitted and the board approved a three year contract with the pool management company. The schedule has been finalized and is essentially the same as in 2005, including two weekends after Labor Day.

SECURITY & PARKING:

No report.

SEWER:

The county is in final stages of bid review. Schedule for project is unchanged.

TREASURER'S REPORT

Ray Turner reported that year to date the community was about \$5000 below budget. He warned that the higher cost of electricity will impact the budget, and he observed that the sewage treatment plant is the single biggest consumer of power. We are a bit over budget on grounds and insurance expenses.

OLD BUSINESS

None

NEW BUSINESS

There will be no July Board meeting.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

/S/

Rusty Bergen, Secretary