Belmont Condominium Trust Board Meeting Friday, November 30, 2012 via teleconference

Present-Herb Cummings-Chairman

George Davagian-Vice Chairman

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett-Trustee

Not Present-Jim Hilliard-Trustee

Steve Daley-Trustee

Meeting called to order by the Chairman at 9:30am.  Minutes of the previous meeting Friday, October 26, 2012 were approved with the following changes: "The Academy Ocean Grill has not yet signed the three-year contract."

The Board, with strong suggestions from the  CPA, has approved a 2 1/2% increase in maintenance fees for 2013.  Unit owners will receive a letter (if not already) outlining the reasons for the increase.

Totals for donations to the two charities selected were as follows:

Harwich Food Pantry=$880.00

Harwich Ambulance Fund-$1,325.00

The Manager will personally deliver these donations to the charities.

As was noted, the Academy Ocean Grill has not yet signed a contract, but be assured the signing will take place and they will be back next season.

A number of maintenance items have been completed or are in progress; such as balcony fascias have been painted, the pool substructure has been reinforced and the chair rails in the mid rise buildings will be done during the winter.

There was a slight drop in the number of summer rentals as well as the price.  The rental policy will be reviewed and a special notice will be sent to unit owners.  A fine up to $1,000.00 could be levied on unit owners if they do not fully comply with the rental policy.

The following contracts were approved:

Scotts Plumbing to install 3 sill cocks for $1,050. and to install 3 irrigation backflow preventers for $1,110.

All Cape Services-for siding and windows at the pool clubroom in the amount of $9,462.50

Cazeault Sons of Plymouth Inc. for preventive maintenance to the roofs of bldgs 1 and 2 for $6,900.

A bid to air condition the pool clubroom was tabled.

There was no owner correspondence or ARC requests.

All actions of the Board between meetings were approved.

The Chairman adjourned the meeting at 10:00am

There is no meeting in December. The next meeting will be in January, 2013.

Respectfully submitted,

Alan Burleson