AGENDA

BELMONT BOARD OF TRUSTEES GENERAL AGENDA MEETING Feb. 6, 2015

All Board Members present except George Davagian

Meeting started 9:53 AM

1. Welcome remarks from Chairman, Jim Hilliard

2. Board approved the Minutes of the November/December 2014 meeting

3.Financial Matters.....update and discussion on Budget and Financials by Treasurer, Connie Donovan......all in order

4.Restaurant Report by Jim Hilliard....no additional comments other that the Restaurant will return for the upcoming season and new additions will appear on the Menu.

5. Facility and Site/ Property Manager Jay Donovan

South Coast Deck Project is underway on schedule

Wainscoting and Baseboards in midrise are presently being installed....Baseboards should be completed in all Buildings prior to the season opening and wainscoting should be installed in four of the six buildings.

Real Estate Update....as of this date 12 units are on the Market for sale

Projects for 2015 are in process.

Other Matters:

Discussion by the Board on underlayment when installing hardwood floors above the first floor in the midrise buildings....this will help alleviate noise from above floors.

Owner Correspondence:

been received from unit owners for updates and repairs to their individual units...all complied with Belmont Rules and Regulations and all have been approved. (See below)

* ARC Form from owner of TH 6 for complete interior remodel.
* ARC Form from Unit 135 for complete interior remodel
* ARC Form from TH 7 to do complete interior remodel including windows and sliders. They also wish to separate HVAC System and add an additional unit for upstairs. (Informed they must not use attic space but they could install a split and install a ductless heat pump/air conditioning unit.
* ARC Form from Units 132 & 440 to install Living Room windows and sliders in respective units
* ARC Form from Unit 140 to replace all windows and sliders
* ARC Form from Unit 444 to replace floors and carpets and do painting,
* ARC Form from Unit 524 to renovate kitchen and both bathrooms
* ARC Form from Unit 115 to replace bedroom window

Various requests have

Board voted to approve actions taken by the Board between meetings

Adjourned 10:02 AM

Respectfully submitted;

Norm Katz, Secretary