**Belmont Board of Trustees**

**General Meeting, Thursday April 17, 2014**

**Agenda, via Teleconference....opened at 8:38 AM**

1. **Welcoming remarks from Chairman, George Davagian.....George stated that Danner should complete Phase One of the new deck project on or about May 1, 2014.....This Winter has been one of the most difficult here on the Cape for several years...Construction Projects throughout Cape Cod have been delayed due to the unfavorable weather. Jay Donovan and his Crew have been working very closely with Danner to make sure it is completed in time for the opening of the 2014 Season.**
2. **Minutes of the March 2014 Board Meeting approved.**
3. **Connie Donovan, Board Treasurer reported that Financials are all in order and Budget is in line as to seasonal requirements.**
4. **Restaurant report from Jim Hilliard updated the opening of the Restaurant will be on Friday, June 20, 2014.**

**5. Facility and Site. ( Jay Donovan, Property Manager)**

1. **Phase One Deck Replacement in process and progress is being made in spite of the inclement weather conditions. The Board stated that this work must be completed by the opening of the Season 2014....even if weekend work is required or additional manpower by the contractor , Danner is necessary!**
2. **Major Landscaping upgrade is in process as approved by the Board and Garden Committee for the 2014 Season.**
3. **Property in General is being set up for the opening season with beach walkways down, heat turned off where necessary and Winter coverings off Cabanas.**
4. **New Ceiling tiles have been put up in Garage Numbers 1, 2, 5 and 6.**
5. **Repairs of Parking Lot depressed area will be completed by April 18**
6. **Jay Donovan will mail out to all unit owners a Property Newsletter announcing the dates of events, meetings and copies of the Winter Board Meetings. This will be mailed by the end of April, 2014.**
7. **The new Belmont Website should be completed by mid May 2014.**
8. **The Summer Staff will be in operation starting on the Memorial Day Weekend, 2014**
9. **As of the April 2014 Board Meeting there are 15 units on the market for sale.**

**Other Matters;**

 **No other matters to be discussed at this time.**

**ARC Forms ( for unit repairs) from units 525 and 514 for normal repairs and replacement were approved by the Board.**

**Unanimous vote by the Board to approve actions of the Board between meetings.**

**Voted to adjourn at 9:04 AM**

**Next Meeting of the Belmont Board of Trustees :**

**May 24, 2014 at the Belmont.**

**Respectfully submitted;**

**Norm Katz, Secretary**