General Meeting-October 9, 2010

Members Present

Herb Cummings-chair

Connie donovan-Treasurer

Alan Burleson-Secretary

John Hackett-Trustee

Steve Daley-trustee

James Hilliard-trustee

Jay Donovan-Manager

Not Present-

George Davagian-Vice Chair

Doug Crabtree-CPA

Meeting called to order by Chairman Cummings at 9:10am

The chairman asked for a moment of silence for the passing of Trustee Hilliard's sister.

Minutes of the previous meeting were approved.

Treasurer Donovan gave the financial report as follows:  Finances are in good condition as of 8/31/10.  Cash at $173,000 and reserves at $577,000 for a total of $750,000.  which is almost $80,000 ahead of last year.  Substantial savings have been realized in insurance and electric categories.

Unit owner 324 had a question re where the reserve money was invested.  The reserve funds are in secure bank accounts with Community Bank and Cape Cod Cooperative Bank, for example.

Managers report: Manager Donovan reported that the results of the walkway replacement survey were 43 for wood and 24 for brick pavers.  Bids for the wood walkway were obtained from Whitten Landscaping and LaBarge construction.  Whitten submitted the low bid and the board approved the same.

The biggest project this winter will be the replacement and repair of the pool deck and its underlying structure.  RMX, a consulting and engineering firm did a thorough check of the pool area and has recommended a complete replacement is probably necessary.  The replacement can be done in 3 or more phases so as to keep the expense of this project spread out over a longer period.  The first phase will be the pool deck itself.  The construction company the the actual costs will be determined by the bidding results.  Unit owner TH24 would like to look at the pool area himself, along with TH21 owner,  In any event, the first phase will begin as soon as possible as the Town of Harwich has indicated the pool deck is not in compliance with safety regulations.  An owner assessment is not planned.

The use of boiled linseed oil for the mahogany decks at the pool and restaurant will not be as there are new products available that are much better preservatives, although more expensive.  The Manager will look into this and report on his findings.

Parking lot repair/sealing will be on hold as a new process has come before the board and the manager will follow up on the and advise the board.

The board rescinded the approval to replace the restaurant awning and approved instead a repair of the existing awning and replacement of the sides, resulting in substantial savings.

A discussion on converting the pool to salt water resulted in the tabling of this until more information is accessed

Trustee Hilliard gave his report on the restaurant.  Lunch was not as popular as dinner and that a meeting between the Ebb Tide management and the Belmont board will take place in the near future.  There is no commitment from the Ebb Tide as yet for next year.  Suggestions such as having specials, or a "two-for-one" night might bring in more people.

The Aesthetics committee report was tabled as the chairman of the committee was not available.

Unit owner 511 would like a modification done to the landscaping at the back of his unit.  The manager and Greg Whitten will look at this and see what can  be done.

Unit owner 130 would like to replace the dehumidifier in the lobby with a higher quality one.  The manager will look into the cost of this conversion and report.

ARC forms for the following units were all approved: 530,212,523,412,334,514,433,611.  Unit owner 434 was given provisional approval pending the ARC form submission.

The speed bumps, except the one at the entrance will be taken up and the septic system cleaning will take place next week.

A unit owner was surprised at the low appraisal of his unit.  He wished to refinance his mortgage with a bank.  He was advised that the real estate market is down right now and banks are being more conservative.  Also, updating of the unit is very important for an appraisal/sale.

Thanks were expressed to Jim Luccio, Bunny Burleson and Linda Davagian for their work on the entertainment and theme nights,

Unit owner 623 expressed his thanks to the manager for being responsive and professional in his work.

Meeting adjourned at 10:20am

Next meeting telephone conference call on October 29th

Respectfully submitted,

Alan Burleson