Belmont Condominium Trust Board meeting Friday, April 26, 2013 via teleconference

Present-Herb Cummings-Chairman

George Davagian-Vice Chairman

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett-Trustee

Jim Hilliard-Trustee

Steve Daley-Trustee

Jay Donovan-Manager

Chairman called the meeting to order at 9:30am

Minutes of previous meeting March 29, 2013 were amended to have Treasurer Donovan present.  Otherwise, the minutes were approved.

Treasurer Donovan gave a positive report on the finances.  All items such as restricted funds, reserve fund balance and total assets are more robust than last year.  The one item that is over budget is snow removal.

Trustee Hilliard indicated that the restaurant plan to open Friday, June 21st.  Unit owner Jim Luccio is working on the Saturday night entertainment.

Manager Donovan reports the following:

No new water penetration reports.

A fire consultant's opinion regarding firewalls has been reviewed.  TH1 through 24 do not require firewalls as they are built in a staggered configuration and the attic space does not exceed 3,000 sq. ft.  However, TH 25 through 32 need the installation as they all share the same attic space and it exceeds the 3,000 sq. ft. maximum.

Someone tried but failed to remove copper pipes from the pool men room.  Some damage was done but Scott's Plumbing has repaired the damage.

The Harwich Conservation Commission will have an answer very soon on what, if anything,  can be done to the trees and shrubs growing on the dunes.

New fire alarm systems are almost fully installed as well as new entry pedestals for the mid-rise entrances.

The bathrooms at the pool are about completed.  New tile, fresh paint and lighting will be done.  There will be a way to access the bathroom after hours by way of a rear door which your house key will unlock.

Unit owners are reminded that contractors are your responsibility.  There are strict rules and regulations that must be followed.

The board has a few suggestions that might improve owners' experiences while at the Belmont:

A clambake

Movie night on the pool deck

Bocce court

Badminton area

Manager Donovan will evaluate and report his findings.

Chairman Cummings announced his intention to step down from the Board after his nine-year tenure.  Secretary Burleson's term is up also.  It is hoped that some unit owners will come forward to submit their name and run for a Board seat.

All actions of the Board between meetings were approved.

Chairman adjourned the meeting at 10:10am

Next Board meeting May 29, 2013 on the restaurant deck.

Respectfully submitted,

Alan Burleson