Belmont Board of Trustees.......General Meeting June 28, 2014

10 AM Restaurant Deck

All Board Members Present, Including Property Manager Jay Donovan

Meeting opened at 10:04 AM

A. Welcome Remarks....Chairman, George Davagian

George Reported that on the night of the Fireworks we would have a team from Harwich Public Safety to walk the Grounds due to the close calls and fires that the Belmont experienced in recent years.

B. Presentation of Financials by Treasurer, Connie Donovan

Connie Updated all unit owners present on the Budget and any outstanding or unusual financial matters.....everything indicates the Belmont is in good order financially.

C. Restaurant Report -Jim Hilliard

Jim reported that new side curtains have been installed and the Restaurant has been running fine.

D. Facility and Site - Jay Donovan

Jay reported on the pruning and trimming....3/4 of the Belmont Grounds have been completed and Whitten is working on the remaining areas.

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

Jay went over the work in progress and projects that are being done.

E. Other Matters

Nothing may be permanently attached to the new handrails along the Restaurant and Adjoin Deck Areas....just for Safety of the Rails and Aesthetics....Of course Umbrella Bases may be used as weather permits.

The Aesthetic Committee have placed Carpet and Paint color samples in the Lobby of Building Two for residents to consider over the Summer months....They are also working on other projects and will make a presentation at the Annual Meeting. (Nancy Stavis- Unit Owner brought up an issue about the Stairs in reference to safety....Jay to follow up)

Election Committee - Mary Arian

Mary Arian Introduced the Candidates running for the Board. There are Five Candidates for 3 open Positions. The 3 Incumbents, Steve Dailey, Connie Donovan and John Hackett. The two additional candidates are Steve Barberino and Terry Milka......Ballots have been sent to all unit owners via mail.

( Harry Harootunian commented on the election package that was sent out )

Owner Correspondence......None

Vote to approve the actions of the Board between meetings....voted unanimously......( Gabe Auerbach complimented the Board of the new decks and the general appearance of the Belmont Grounds....Bill Gumm spoke about a Tennis Tournament )

Adjourned 10:35 AM

Respectfully Submitted, Norm Katz

Secretary