General meeting of the Board on Saturday, May 28, 2011 on the restaurant deck  
President-Herb Cummings

George Davagian

Connie Donovan

 Alan Burleson

Jim Hilliard

John Hackett

Steve Daley

Jay Donovan

The meeting was called to order by the Chairman at 9:15am

Prior minutes of April 29, 2011 were approved.

The Chairman welcomed everyone and detailed what transpired during the fall and winter regarding the pool and restaurant as well as other projects.

Treasurer Donovan gave his report on the financial status-all expenses are on or near a budget.  There is a surplus and accounts receivable are in good shape.  The financial report also reflects substantial savings in electricity that was realized because of the improvement last year of new lighting and thermostats.  The water bill will also decrease as a result of the new wells that were dug.

The financial report was approved.

The Manager explained why it will be necessary to redeck the pool.  State law will dictate the requirements, plus there has been a substantial deterioration of the underlying of the basic supports underneath the pool.

A problem with a certain brand of electric circuit panel was brought to unit owners attention.  Specifically, Federal Pacific Electric panels should be replaced.    It was suggested a licensed electrician should be consulted.

New carpeting has been installed in the restaurant and elevators.

Whitten Landscaping has completed a number of projects-walkways have been repaired, a new walkway behind buildings 1 and 2 is completed and landscaping has been upgraded.

There will be an election of new trustees on July 23, 2011.  Anyone interested in running should contact Mary Arian, Unit 124, as she will be heading the nominating committee.

Trustee Hilliard gave the restaurant report-  
The Casual Gourmet will have a manager and present a light fare menu on Friday night and a full sit-down dinner on Saturday night. (Menus will be posted.)  Friday night will be a piano player available in the lounge

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New tables and chairs for  the restaurant and lounge are on order

TH24-will the parking lot be sealed?

No, cracks were filled in last fall and new lines painted this spring.  Also explained was where the new wells were and where plans for future wells will be.

Unit421-Owners have an issue with the cleanliness of the garage and lobby.

The garages are cleaned twice a year and painted as needed. Cleaning is an expense so the number of times the cleaners work adds to the expense.  Unit owners having contractors work must inform the contractors they have to clean up and remove debris created by them.

Unit 520- Does not like the color of carpet in the elevators.

A committee should be formed to advise the board on future purchases that affect the aesthetics of the Belmont.

ARC forms were approved for Units 613 and 230.

A vote to approve actions of the board between meetings was passed.

Meeting adjourned at 10:00am

Next meeting June 25, 2011 on the restaurant deck.

Respectfully submitted,

Alan Burleson