Belmont Board of Trustees Meeting - General Session

Saturday August 31, 2013 10 AM Restaurant Deck

All Board Members in attendance ; George Davagian-Chair, Alan Burleson-Vice Chair, Connie Donovan-Treasurer, Norm Katz-Secretary, John Hackett-Trustee, Jim Hilliard-Trustee, Steve Daley-Trustee, Jay Donovan-Property Manager

1. Opening and welcoming remarks from George Davagian, Chairman

2. Board Treasurer, Connie Donovan gave a detailed update on the Budget and other Financial Matters....also indicating that Financial Statements for the year ending December 31,2011 are available in the office for any unit owner to peruse.

3. Jim Hilliard, Belmont Restaurant Representative of the Board updated all in attendance of the success of the Restaurant this past season. He also talked about the Grill being opened for lunch on Saturday. He is in discussion with the Restaurant Operator as to the potential of the Restaurant being open on Thursday nites for the 2014 Season.

4. Property Manager, Jay Donovan reported on the status of the Belmont Facility and site as follows;

A. Jay discussed the present rules and regulations as to outside contractor work rules that were instituted in 2012 by the Board...Unit Owners are responsible for their contractors as to proper licensing and insurance and general housekeeping to make sure that the Belmont Facility is sufficiently protected and that all Belmont work rules should be strictly adhered to. This is for the benefit of all Unit Owners

B. Discussion by Jay Donovan as it relates to prior seaweed and tree removal and replacement....Jay met with the Harwich Conservation Agent and has a hearing scheduled for Oct 1, 2013 for a permit allowing the Beach Cleaning and Nourishment , Fertilization of the Grounds and Beach Ares....Once Permit is issued it is in force for 5 years and renewable.

C. There was discussion on the price received so far on replacement of Cabana Doors and Fiberglass Louvers..It seemed quite excessive and other quotes will be sought.

D. The Manager, Jay Donovan has received a price for the preventive roof maintenance for Buildings 1 and 2 as follows: $3,534.

E. On a recommendation made by Unit Owner, Greg Angelini that the lawns be cut and maintained on Thursdays it was presented to Craig Whitten of Whitten Landscape and agreed to....so as of the 2014 the property lawn cutting will be on Thursdays. ( This will eliminate the noise as many Unit Owners start their weekend on Fridays )

F. A brief discussion was held on Townhouse Unit Owners that have trees in their courtyards that are touching the roofs , chimneys and buildings. Since it is obvious that these trees were planted many years ago they have grown too big for the area they are in...this could be a fire hazard and also cause deterioration to the shingles and roofs on adjacent buildings..These trees must be pruned by the Unit owners so they do not come in contact with the chimney, roof or other buildings.

G. The Garden Committee was recognized for the excellent job they have done in the appearance of the Belmont Property, specifically Linda Davagian and Donna Gumb. The complete property and grounds will be inspected for removal and replacement of diseased and dead trees, shrubs and overgrown shrubbery in the less populated areas..All will be done with the input of the Garden Committee.

H. Other matters and projects; Discussion on the the replacement of the restaurant decks and substructure that will be completed for the 2014 season. This item has been budgeted for previously and if the Board votes to move forward on this project any unit owner of a Cabana in the renovated areas can contact the Belmont Office if they want to have the new IPE wood installed as their primary Cabana floor....once a Contractor has been chosen the unit owner that has inquired will be able to contact the Contractor directly.

5. Unit Owner comments, requests and suggestions;

 A. Greg Angelini requested various information from the Chairman as to Board Practices and By Laws of the Belmont, and also requested a reply from his prior correspondence. He was advised that he will receive an answer to his correspondence shortly and that all other information is available in the Property Managers Office. Mr. Angelini was also provided with some information previously.

B. Steve Barbarino made a request that new entrance codes be installed in the Pedestals in each building instead of using keys. Dorothy Barbarino made a similar request and stated that it would be easier for Unit Owners and their guests as well as Contractors who come in during off season and emergencies. They said it would be better than keys. Martha Lane also suggested that if a code was used it could be in place only from Memorial Day to Labor Day. As discussion ensued as to the pros and cons and obviously security involved. Trustee- Steve Daley commented that it would not take long for everyone to have the codes and any security in place would be breached. Several other unit owners at the meeting stated quietly that they would rather keep the keys in place as in their opinion it is better control. This will all be taken under advisement and for the time being the keys will be kept in place.

C. Greg Angelini suggested that a letter be sent to the original manufacturer of the Cabana Louvers, advising them of the poor quality in manufacture as the Louvers are rusting and give an unsightly appearance to the Cabana Doors overall.

His suggestion was taken in a positive manner and the Contractor ie: Manufacturer will be notified of this defect. Potential for Litigation.

D. Nancy Stavis commented on a problem with cement stairs in her building that need some attention. Suggestion taken as to sandblasting the stairs.

E. Other various comments and suggestions from Gabe Auerbach, Steve Barbarino and Martha Lane concerning LED lights in the buildings and an Aesthetics Committee....that this type of committee be formed to assist the Board of Trustees and the Manager... and no aesthetic type of work be performed without their input unless of an emergency nature. Taken under advisement.

F. Trustee-John Hackett advised all in attendance at the meeting of a potential insurance cost increase for the next year.

6. All actions of the Board between meetings were approved along with the approval of the Treasurers report at this meeting.

7. Chair, George Davagian asked for any further questions or suggestions from the Unit owners in attendance.......since no one responded the meeting was adjourned at 10:45 AM

Respectfully submitted,

Norm Katz - Secretary