Belmont Condominium Trust board meeting Friday, Oct. 26, 2012 via teleconference

Present

Herb Cummings-Chairman

George Davagian-Vice Chairman

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett=Trustee

Jim Hilliard-Trustee

Jay Donovan-Manager

Not Present-Steve Daley-Trustee

Chairman called the meeting to order at 10:10am

Minutes of the previous board meeting of Friday, Sept. 21, 2012 were approved

Financials from the Treasurer were positive.  The Trust has $285,515.25 in non-restricted funds and $682,195.90 in restricted funds giving it a total of $967,711.65 as of September 30, 2012.  The budget is in line and the Trust should show a profit at year end.

The Academy Grill has is expected to sign a three-year extension. The board is very pleased to be able to find a purveyor of this quality and thanks to the hard work of Trustee Hilliard, it has come to fruition.

The board is working on a security plan for the Belmont and information will be forthcoming as it is developed.

In order to make the pool bathrooms available after hours, an outside door will be installed as well as new locks.  This will be done by maintenance staff over the winter.

The conduct of children at the pool this year was discussed.  This problem will be brought under control next summer with stricter enforcement by pool personnel and conformity to the existing rules.

The walkway behind buildings 1 and 2 is of concern.  The boards are beginning to curl and some have risen up.  The Trust is aware of the problem and will be working on fixing it.  Hindsight shows that pavers would have been a better way to go.  However, it was unit owners’ decision to keep the boardwalk as it originally was installed.

The Garden Committee has given a detailed proposal for the maintenance of the Belmont property..  Their suggestions and recommendations will be reviewed with Whitten Landscaping, and much of what was proposed will hopefully be implemented.

ARC form for unit 321 was approved.

All actions of the board between meetings were approved.

Chairman adjourned the meeting at 10:40am

Respectfully submitted,

Alan Burleson