Belmont Board of Trustees - Agenda September 27, 2013

10:00 AM Belmont Restaurant

In attendance; Alan Burleson, Connie Donovan, Norm Katz, Steve Daley and Property Manager, Jay Donovan

Absent: George Davagian, John Hackett, Jim Hilliard

Meeting was Chaired by Vice Chairman, Alan Burleson in the absence of Chairman, George Davagian.

1.Minutes approved from the August Meeting

2.Financial Matters: Presentation similar to the Executive Session Meeting. Updated Budget and Financials..approved.....Financial Statements for the Year ending 2012 are available in the Managers Office.

3. In the absence of Jim Hilliard the Restaurant update was given by Property Manager Jay Donovan...the present operator will be at the Belmont for the upcoming season with an improved menu.

4. Facility and Site: Presentation by Property Manager, Jay Donovan

A. Met with the Harwich Conservation Agent and hearing date is scheduled for Oct.1, 2013 for Beach Cleaning and Nourishment...The permit, if granted, will be good for five years and renewable at that time.

B. Additional Pricing received for Louvers for Cabana Doors...$391.00 per Louver with a minimum order of 70 Louvers totaling $27,370.00.

D. Real Estate Update; As of this date there are 16 Unite on the market

E. Jay Donovan updated the Board Members present on completed projects to date.

F. Other Matters: None

G. Owner Correspondence;

1.Approved ARC Form for owner of TH29 to replace rear deck sliders with Andersen, remove popcorn type ceiling in guest bedroom and reinstall blue board and paint.

2. Approved ARC Form for owner of TH7 to replace furnace, air conditioning, hot water heater. Also to add a whole-house dehumidifier and replace the 6 deadlight windows over the rear sliding glass doors.

Vote to approve all actions of the Board between meetings....Voted and Approved.

Next Meeting to be held via Phone conference on Nov. 1, 2013 at 8 AM

Respectfully Submitted;

Norm Katz, Secretary