General meeting of Belmont Condominium Trust, Saturday, August 27, 2011

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

Doug Crabtree-CPA

Meeting called to order by the Chairman at 9:15am

Minutes from the last meeting of July 25, 2011 were approved.

Treasurer Donovan reported that a of 7/31/11,cash on hand was $980,000.  Only one unit owner is in arrears and the budget is on target, although this year's surplus is a little less than last year.

Chairman Cummings appraised unit owners that due to other expenses, the approval for Whitten Landscaping to redesign the Belmont sign and entrance, would be tabled for the present.  A committee would be headed by Donna Gumb-unit 144, will work with Whitten to bring this project forward with Whitten for a reasonable price.

Manager Donovan presented the latest figure for the pool deck repair (on the inside) around $350,000.  This is phase 1 only, as there are other areas that will need work-outside perimeter of the pool deck as well as the restaurant/cabana decks.

The necessary paperwork to remove the trees in the conservation area is ready and will be sent to the Town of Harwich. Their decision will for forthcoming.

The Manager answered some unit owners' concerns, such as having addressed the noise from the dehumidifier in bldg 1by installing a timer.  The garages and lobbies have been given a thorough cleaning and will be checked often for cleanliness.  The balcony fascias will be cleaned as needed.

The Manager reminded unit owners of the need to put their names, unit number and date on tags bicycles and other storage items or they will be removed and discarded.

Trustee Hilliard indicated that Friday nights at the restaurant have been successful and complaints have been minimal as people seem pleased with the service, quality and quantity.  It is hoped that unit owners would become more involved with the restaurant by supporting the restaurant and suggesting ideas for improvement as it is a valuable asset.

All ARC forms submitted were approved by the Board.

All actions by the Board between meetings are approved.

The Board approved a new starting time for the General meetings-10:00am from 9:00am.  This will give the Board more time for the Executive Session.

Meeting adjourned at 9:50am

The next meeting Saturday, October 7, 2011am on the restaurant deck.

Respectfully submitted,

Alan Burleson