

Belmont Board of Trustees Meeting – General Session

Friday, April 3, 2015 at 1:00 PM

Members Present:

Jim Hilliard – Chairman
Alan Burleson – Vice Chairman
George Davagian – Trustee
John Hackett – Trustee
Steve Daley – Trustee
Jay Donovan – Manager

Absent: Norm Katz – Secretary
Connie Donovan – Treasurer

Minutes of February Board Meeting were approved

Financials

The budget is on target and there are no big problems to date

Restaurant

The Chairman has spoken with Erica Cummings and she is ready to return for the 2015 operating season. She hopes to make some menu changes this summer.

Managers Report

- There are no new water penetration issues.
- Carpeting will be installed in Buildings One and Two, starting next week.
- Wainscoting is completed in all buildings and painting will begin.
- Cabana Louvers came with a paint defect and the manager has asked the builder to replace every louver once again and the builder immediately agreed. This will be done with no additional expense by July, if not sooner. In the meantime, the owners that ordered new doors will have them installed with the defective louvers, so that we meet our May 15th deadline of construction stoppage.
- A landscaping contract has been signed with Whitten to install the first phase of the new landscape design. This will take place at Building Four.
- All mid-rise buildings have had preventative maintenance completed on their roofs. The roofs are in good shape, overall. The next roof to be replaced will be buildings One and Two.
- The entry gate software will be installed before season starts.

Two ARC forms were approved for TH 10 and Unit 330

The Board voted to approve actions of the Board between meetings;

Meeting adjourned at 2:45pm

Next meeting is April 24, 2015 via conference call.