Belmont Board of Trustees Meeting General Agenda

October 31, 2014

All Board Members Present as in executive session minutes and agenda along with Jay Donovan

1. Welcome remarks from Jim Hilliard....Jim welcomed everyone and thanked all for their time and efforts.

2.Minutes.....were approved from the September meeting

3. Financial Matters presentation by Treasurer Connie Donovan. all in order.

4. Restaurant Update by Jim Hilliard....nothing to report as of this date.

5. Facility and Site - Property Manager Jay Donovan

A. 90% of the property is now ready for Winter as per schedule

B. Phase Two of the Landscape Plan has commenced....the lawn areas are being aerated as this has not been done in years.

C. Real Estate Update.. There are 10 units on the market for sale...One pending

\*\* OTHER MATTERS Jay Donovan

A. South Coast has been awarded the Phase Three Deck Contract

B. The Board is presently reviewing comments from the Aesthetic Committee

c. All Cabanas by the Pool Area will be boarded up the day after Columbus Day. There will be no access to these Cabanas from that point on until late Spring as has been past practice.

\*\* Owner Correspondence; Various Unit Owners have submitted ARC Forms for repairs and remodeling as per Trust Rules....all are in order and have been approved.

Voted unanimously to approve the actions taken by the Board between meetings.

Adjourned 9:56 AM

Respectfully submitted

Norm Katz, Secretary