Board Meeting June 26, 2010

Members Present

Herb Cummings-Chairman

George Davagian-Vice Chair

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett-Trustee

Jim Hilliard-Trustee

Steve Daily-trustee

Jay Donovan-Manager

Meeting called to order by Chairman Cummings at 9:10am

Minutes of May Meeting were approved.

Treasurer Donovan reported that as of May 31st, cash on hand is $685,000 and the trust is running a surplus of $73,000, an improvement from previous years.  Expenses are in line and there are two owners who are in collections.

Manager Donovan reported that new lighting has been installed around the cabanas for better security.

The privet hedge behind Buildings 1 & 2 is fully installed but cannot be trimmed until it is fully rooted so will look unkempt until that happens.

The garage floors will be sealed sometime after Labor Day as the temperature is to be 70 degrees.  Unit owners will be advised as cars will have to be removed. There are two samples of sealers in Buildings 3 & 4 for those interested in seeing them.

The plovers are still in residence so the beach cannot be cleaned properly.

Unit owners were reminded that no outside contractors can work on the property from July 1st through Labor Day weekend-emergencies and deliveries excluded.

Trustee Hilliard re the restaurant:

The lounge area is not ready for dining.  This area is for drinks and snacks and enjoying the piano player who is there on Friday evenings.  The Ebb Tide menu will be expanded and buffets are planned for theme nights in July and August.  There will be new larger drink glasses coming and will have the Belmont logo on the side.  These glasses will be available for sale.  Everyone should dress appropriately for dinner; a collared shirt must be worn.

The maximum price of a dinner will be $23.00 and the Belmont will subsidize the higher priced items, such as lobster.

Unit Owner Concerns:

Unit #324-His concern over the exact price of the dinners was answered.  He also asked the amount budgeted for the restaurant for the year-$65,000.

Unit #220- Asked when it will be known if the restaurant is making money.  This will be answered as the summer evolves.  Adjustments will be made as needed but it is anticipated that the restaurant will do well.

Unit #233-Owner wanted to know about the buffets.  There will be no regular buffets, only on theme nights.  There will be buffet stations around the restaurant.

Unit #144-Owner asked about reservations. The restaurant does not accept reservations and this has been the policy of the Beach Club for many years. If you are planning on bringing a large party, the operators would appreciate it if you called and left a message on the restaurant answering machine.

TH #24-Was concerned about the mahogany decks at the pool and restaurant.  He indicated the after pressure washing, the decks should have had a finish applied to extend the life of the wood.  He wants more attention paid to the landscaping, pruning, etc.  Also, the Belmont sign should be more visible which can be accomplished by trimming the shrubs.

Unit #533-Installation of a new air conditioning unit was approved.

Actions of the board were approved

Meeting adjourned at 10:00am

Next meeting Saturday, July 31, 2010 at 900am on the deck