Belmont Board of Trustees Meeting April 24, 2015

General Session Agenda....via Tel. Conference Call.

All Board Members Present minus Steve Daley.

Meeting commenced at 9:02 AM

1) Welcoming Remarks by Chairman Jim Hilliard

2) Minutes of the March Meeting approved unanimously

3) Board Treasurer Connie Donovan updated the Board on all Budgeting and Financial Matters...at present all is in order.

4) Restaurant update by Jim Hilliard...the Restaurant will open the third week in June and the Menu will change every 2 weeks.

5) Facility and Site: Property Manager Jay Donovan

A. The New Deck Project in the Pool Area Building is completed and signed off on by the Structural Engineer and will be signed momentarily by the Town of Harwich Building Department. The Cabana Louvers are ordered and should be in within the next few weeks. The Builder has agreed to have the Louver Screens fabricated at his expense as there were screens in place on the existing louvers.

B. The new Carpets have been installed in Buildings One and Two.

C. The Wainscot Project is completed in all Buildings prior to painting. Buildings One and Two are primed and ready for the Season.. The remaining Buildings will get paint in the Fall of this year.

D. All of the Belmont Property is in process of being prepared for this Season.

E. Real Estate Update. ... There are 13 Active units on the market. 11 in MLS and two units pending.

F. The Board went over the Project List for the remainder of 2015

6) Jay Donovan provided the minimum standards for the underlayment specification sheet for all mid-rise units above the first floor...he will explain to anyone effected.

7) Owner Correspondence......None

8) Voted unanimously to approve the actions of the Board beween meetings.

Adjourned at 9:40 AM

Respectfully submitted;

Norm Katz, Secretary