General Meeting Minutes meeting Sat. Oct. 8,2011

Present:

Herb Cummings-Chairman

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett-Trustee

Jim Hilliard-Trustee

Jay Donovan-Manager

Not Present:

George Davagian- Vice Chairman

Steve Daley-Trustee

The Chairman called the meeting to order at 10:05am

Minutes for the previous board meeting of Aug. 27,2011 were approved.

Chairman Cummings explained the various improvements that have been made to enhance the property and to save on costs in the past year.  He also thanked the various people who volunteered on committees and who help make the Belmont a better place.

Treasurer Donovan gave his report on the finances- $914,000 cash and reserves as of August 31st.  There was almost $50,000 in hurricane damage, but the year should end with a small surplus.

Manager Donovan is working with RMX engineering in getting the pool deck project phase one completed.  As it progresses, owners will be appraised.

The trees on the south side of the boardwalk are scheduled for removal if the town of Harwich Conservation officials approve.

Cabanas will be boarded up shortly so owners must remove all their necessary items as soon as possible

There are two wells which were built and used this year for water.  The water bill from the town was reduced by $11,000 from last year, almost paying the cost of the wells.  A plan to drill two more wells mayl be done by next year which will result in more savings.

Owners were requested to clear their balconies for the winter.  Some balconies will be cleaned and painted as an ongoing project.  Carpeting is not allowed on balconies and tiles have presented some problems.  The best recommendation would be for wooden deck coverings.

A new computer is now installed in the business office and available for owners' use.

Baggage carts in the med-rise buildings will be cleaned and painted and renovated, as replacements are too costly.

All ARC forms from units 443, 324, and th29 were approved.

TH24/C78 owner, Marshall discussed a problem regarding the louvers on the cabana doors.  He indicated that the louvers are showing a good deal of rust and owners have been doing their own painting/repairs.  Mr. Marshall discovered that the louvers were improperly installed and suggested that the Trust's counsel write a letter to those responsible rather than individual owners addressing the problem.  The manufacturer and the seller as well as the installer are all known and replacements for the louvers might be a possibility.  Follow up at the next meeting.

This was the last general meeting of the year, next meeting May, 2012.

Meeting adjourned at 11:00am

Respectfully submitted,

Alan Burleson

-