Board of Trustees General Meeting of Jan. 27, 2012 via teleconference.

Present-Herb Cummings-Chairman

George Davagian-Vice Chairman

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett-Trustee

Jim Hilliard-Trustee

Steve Daley-Trustee

Jay Donovan-Manager

Not Present-Doug Crabtree-CPA

Chairman called the meeting to order at 9:50am

Minutes of the previous board meeting of Fri. Dec. 7, 2011 were approved.

The Treasurer reported that a small profit of about $25,000 was realized in 2011 and that the budget was on target. All in all, 2011 was a good year especially considering the unexpected expenses from the October storm.

Trustee Hilliard has secured the Academy Ocean Grill to run the restaurant for the summer.  He was given approval to sign a contract with them.  The owner has looked over the premises and is very positive. They can deliver a good menu at a fair price.  The board has seen sample menus and agreed that the Academy Ocean Grill  will work well.  We are looking forward to  a very successful summer of food and entertainment.

Manager Donovan-work on the pool deck is progressing very nicely.

All lobby ceilings have been replaced in the mid-rise buildings

Two more wells will be drilled in the spring, further reducing the water bill with the Town of Harwich.

Trees have been removed from the east side of the boardwalk and Whitten has cut two feet from the privet hedge in front of Buildings 3 and 4.  Unit owners should now experience a better view.

The board approved the renewal of contracts with Verizon for the phone service and with Associated Elevator for the elevator service contract.

The "Welcome Back" party will be Saturday, May 26, 2012 at the Beach Club.

All actions of the board between meetings were approved.

Meeting adjourned at 10:10am

Next meeting scheduled for Friday, Feb. 24, 2012 at 8:00am via teleconference.

Respectfully submitted,

Alan Burleson