Belmont Condominium Trust Board of Directors meeting, Sat. Aug. 25,2012 on the restaurant deck

Present-George Davagian-Vice Chairman

Connie Donovan-Treasurer

Alan Burlesoon-Secretary

John Hackett-Trustee

Jim Hilliard-Trustee

Steve Daley-Trustee

Jay Donovan-Manager

Not Present-Herb Cummings-Chairman

Meeting called to order by the Vice Chairman at 10:05am.  Minutes of the previous meeting of Sat. July 28, 2012 were approved.

Vice Chair, Davagian gave owners a brief assessment of some on-going repairs and improvements.  The color of the deck fascias needs to be darker as the lighter color shows water stains easily.  Sample colors have been applied on bldg 1 and bldg 5 for inspection.  The maintenance staff can do most if not all of the painting.

Repairs will be done to cabana and restaurant decks rather than total replacement.  This will give the trust time to build up reserves for the future expense of total deck replacement.

The Treasurer reported that a small profit for the year is good.  Some items that have decreased this year are property/liability insurance and water and electricity costs.

Manager's report-Chair rails in the mid-rise building hallways will be installed by maintenance staff over the winter.

New work rules do not allow work (emergency only) after May 15th.

The pool will remain open until Columbus Day-weather permitting.

Unit owners are reminded that the projects list is ways available on the website.

Questions/concerns from unit owners as follows;

In the future, the manager or maintenance personnel will leave a card stating when they were in the unit and the reason.

There are no plans to re pave the parking lots for 4-5 years.  A quote for $156,000 was received two years ago.  The pavement can be seal-coated and parking spaces repainted in the interim.  Whitten Landscaping will look into splitting and repositioning the hostas and rhododendrons on the property.

Trustee Hilliard indicated that all input re the restaurant have been positive and the Academy Grill has done a great job  The Belmont looks forward to having them return next year

ARC forms from unit 622, 13 and TH6 to do various repairs and improvements were approved.

 A welcoming committee was proposed and two ladies, Bunny Burleson ad Barbara Borgal volunteered their time.  An owner expressed some thoughts regarding dogs at the Belmont.  There are pros and cons to allowing dogs at the Belmont.  This is subject to future discussions and a review of the original rules of the Belmont.

All actions of the board between meetings were approved  Vice Chairman Davagian adjourned the meeting at 10:40am.

Respectfully submitted,

Alan Burleson.