Belmont Condominium Trust General Meeting, Friday, April 27, 2012 via teleconference

Present-Herb Cummings-Chairman

George Davagian-Vice Chairman

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett-Trustee

Jay Donovan-Manager

Not Present-Jim Hilliard-Trustee

Steve Daley-Trustee

Meeting called to order by the Chairman 9:00am

Minutes of the previous meeting on Friday, March 30, 2012 were approved.

The Treasurer reports that there are no significant change in the finances.  As of March 31st, there is $811,507.57 in the accounts.  The Trust showed a profit last year.  Most of the spending last year and the beginning of this year was for infrastructure repairs or replacements

Manager's report-The landscape committee will be working with Whitten to install or remove plantings to beautify the grounds.

The restaurant kitchen will have air-conditioning installed prior to the opening.  This should make working there much more pleasant. All is ready for the restaurant to open.  Erica Goldberg the owner, is finalizing the menus.

The Board approved the following contracts:

RMX Engineering for consulting and overseeing the next phase of the deck design and replacement for $9,500.

Seaside Alarms for two electric eyes and installation of same at the pool for $1,345.

Approval to repair concrete at Unit 340 up to $6,000.

Waltham Services for a pest control contract at the restaurant for one year.

The Town of Harwich Health dept. has put the Belmont on notice that within 2 years all garbage disposals need to be removed from units.

The date for the annual owners' barbeque party will be Wednesday, July 4th.

There was no owner correspondence.

All actions of the Board between meetings were approved.

Next meeting will be Saturday, May 26, 2012 at 10:00am on the restaurant deck.

\Meeting adjourned at 9:35.

Respectfully submitted,

Alan Burleson