General Agenda. May 24, 2014

Held on Restaurant Deck at 10AM

All Board Members Present; including Property Manager, Jay Donovan.

Welcome remarks by Chairman, George Davagian

1. Approved minutes from the April meeting.

2. Financial Update by Treasurer, Connie Donovan. All financials reported as being satisfactory and in order.

3. Restaurant reports update by Jim Hilliard, all in order and the Restaurant will open on Friday night, June 20, 2014.

4. Phase one Deck Replacement has been completed with a few minor adjustments to be made.

5. The major landscape upgrade is in progress as approved by the Board in conjunction with the Garden Committee.

6. The replacement and repair of the ceiling tiles in the Garages of Buildings one, two, five and six are completed.

7. Repairs to the parking lot have been completed.

8. Welcome letter and packet of updated material re: directory, parking by laws, etc. distributed to each unit.

9. New Belmont Web Site up and running.

10. The Summer Staffing starts this weekend. We have three returning employees and a new Gate Attendant starting on June 4th.

11. The Tree Trimming project has been completed and all Trees have been pruned and cut back as necessary.

12. As of this date there are 16 units for sale at the Belmont.

Other Matters:

1. Nothing should be attached to the new handrails surround the Restaurant Deck and The Cabana Deck in the areas replaced. Regular weighted umbrella bases may be used.

2. The Aesthetics Committee will be placing carpet and paint color samples in the Lobby of Building 2 for residents to consider over the Summer Months. This Committee is also working on Property lighting and other projects. Chairman, George Davagian will update everyone at the Annual Meeting.

3. The Welcome Back Cocktail Party starts at 5 PM.

Owner Correspondence - None at this time.

Vote to approve actions of the Board between meetings.

Adjourned - 10:40 AM

Respectfully Submitted,

Norm Katz, Secretary