Board of Directors Meeting-Sat. July 31, 2010

Members Present-Herb Cummings-Chairman

George Davagian-Vice Chairman

Connie Donovan-Treasurer

Alan Burleson-Secretary

Steve Daley-Trustee

John Hackett-Trustee

Jim Hilliard-Trustee

Jay Donovan-Manager

Chairman Cummings called the meeting to order at 9:15am

June Board of Directors meeting minutes was approved.

Treasurer Donovan reported that there was $215,000 in the operating account and that $538,000 was in the reserve account for a total of $753,000.  Three unit owners are in arrears of which two are in litigation.  One will receive a letter.  Property insurance and electricity budgets are lower, major projects are done and the Belmont is in good financial condition.

Manager Donovan-People are coming through the front gate too fast.  TH24 owner suggested installation of a speed bump, indicating there once was one there.  Board approved installation of speed bump.

Walkway samples are in place near the pool entrance.  Unit owners input will help decide what material to install-PVC, cedar or pavers are being considered.

Owner TH24 wants consideration given to sealing the parking lots as well as tarring the cracks.  The board will request bids for this work and consider cost

Unit owners are requested to close any open common area windows during a rain storm as this will keep water out of the areas.

The plovers have fledged so the beach can now be cleaned properly and timely.

A proposal to allow small commercial vehicles was made for Tuesday, Wednesday and Thursday to do minor repairs or cleaning during July and August and was approved.  Prior notice must be given to the manager so he can verify and approve the request.

To refurbish the elevators is an expensive proposition.  The floors will be replaced using an approved elevator company.

Unit owner 130 would like more supervision of workers on the property, mainly landscapers, and cleaners to assure they are doing the job properly.  The manager will follow up on this.

Trustee Hilliard brought owners up to date on the restaurant changes; prices have been reduced, new entrees and specials have been introduced. There is also a children's menu and light fare menu available.  Unit owner Roderiques entertains on the piano on Thursday and Friday evenings. Lunch will be back on the menu on Saturday and Sunday and Sunday brunch will start in August.  Please make maximum use of the restaurant as it is a great asset and would be a loss if it does not open next year.

TH4-request to paint in their unit was approved

TH24-sent a letter explaining the need to oil the mahogany decks at the pool and restaurant.  This was approved

There were a total of 17 people present at this meeting

All actions between meetings were approved.

Meeting adjourned at 10:30am

Next meeting August 28th

Respectfully submitted

Alan Burleson