Regular Session Board Meeting

Friday March 25, 2011 via teleconference

Present-Herb Cummings-Chairman

George Davagian-Vice Chairman

Connie Donovan-Treasurer

Alan Burleson-Secretary

Jim Hilliard-Trustee

John Hackett-Trustee

Jay Donovan-Manager

Not Present-Steve Dailey-Trustee

Doug Crabtree-CPA

Meeting called to order by the Chairman at 9:40am

Minutes from the previous meeting were approved with the following changes:

1.  Prices of food for Friday and Saturday night to be discussed.

2.  Trustee Dailey will "review" changes to our security procedures, rather than "bring up to date"

3.  The drilling of 4 wells will be necessary, not 2 or 3 to properly supply irrigation and water to the property

4.  Whitten Landscaping is drawing up plans for the Belmont sign at the corner of Gordon Ritchie Rd., not the main entrance.

Treasurer Donovan reported that the Trust is within budget and that a surplus of $32,000 is available with $10,000 of that in a savings on electricity.

There are only two delinquent unit owners.

Trustee Hilliard reported that there is a signed contract with the Casual Gourmet with an opening date of June 17th planned.  The Chairman stressed the restaurant is a very important asset of the Belmont and everyone should participate as much as possible in making it successful.

Manager Donovan reported that two mid-rise lobby ceilings will be completed this year, with others to be done later.  He is awaiting prices from bidders for carpets on the elevator floors and for the restaurant.

Two wells are going to be drilled to start the change to the use of our own water for irrigation purposes.  All that remains is the obtaining the permit from the Town of Harwich.

 A bid to replant in front of the Belmont sign at the tennis courts has been received.  It was suggested that Craig Whitten should make a presentation to unit owners at the July meeting so all can see and have input before the project proceeds.

A bid to do the line striping in the parking lots was approved with Kee Enterprises for $825.

Chair rails in the hallways will be done in-house by maintenance staff during the Fall and Winter months, time permitting.

The Board approved the purchase and installation of a new dehumidifier in the lobby of bldg 1.

The Board decided that the Fourth of July party for all owners will be held on Sunday, July 3rd.

Whitten Landscaping is repairing walkways and fixing loose blocks or replacing them.

The Web Site shows the new boardwalk as well as the addition of cobblestones along the edges of the walkway from the restaurant to the pool.

ARC forms for Units 312,614 and TH10 were approved.

Meeting adjourned at 10:20am.  Next meeting April 29, 2011 at 9:00am.

Respectfully submitted,

Alan Burleson