General Board Meeting, Friday, December 7, 2011 via teleconference

Present-

Herb Cummings-Chairman

George Davagian-Vice Chairman

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett-Trustee

Steve Daley-Trustee

Jay Donovan-Manager

Not Present-

Jim Hilliard-Trustee

Meeting called to order by the Chairman at 9:50am

Minutes from the previous board meeting on Friday, November 4, 2011 were approved.

Treasurer Donovan reported that financials are positive, that Accounts Payable is fully current and he foresees a small savings for the year.

Trustee Hilliard has been in contact with a few interested purveyors for the restaurant.  Academy Ocean Grill's owner has toured the restaurant facility and he is awaiting a response from Impudent Oyster.  Feelers are out to other possible purveyors.

The board discussed the idea of charging each unit owner a minimum restaurant fee-perhaps $200.00 for the season.  This would bring more people into the restaurant which is what is needed to insure its success. The manager has no new reports of water penetration.

The pool deck replacement project has now moved forward.  Four bid proposals were received by RMX Engineering.  The bids ranged from $199,500 to $452,946.  The board approved and awarded the bid from LaBarge Engineering and Contracting Inc.  They were the low bidder a $199,500.  LaBarge has done work at the Belmont before and is based on the Cape.

The manager and Whitten Landscaping determined that in order to see the planned "B" garden, the ground needed to be angled.  A wall needs to be built to maintain the angle.  The board approved this project.

The board approved a new phone contract with Comcast.  This should result in substantial savings over the next four years.  The board also approved an elevator maintenance contract with Associated Elevator.  Associated has been doing the maintenance and has provided excellent service.

The board approved the drilling of two more wells.  This will bring the total of wells to four and will make us able to do all or irrigation and fill the pool without paying the Town of Harwich.

All actions of the board between meetings were approved..

Meeting adjourned at 10:45am.

Next meeting scheduled for January 27, 2012 at 8:00am via teleconference.

Respectfully submitted,

Alan Burleson