General Meeting-Sat. Aug 28, 2010

Present

Herb Cummings-Chair

George Davagian-Vice Chair

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett-Trustee

Jim Hilliard-Trustee\

Jay Donovan-Mgr

Not Present

Steve Dailey-Trustee

Meeting called to order by Chairman at 9:10am

Minutes of prior meeting approved

Financials-Treasurer Donovan reported as of July 31,2010 $287,000 in cash and $535,000 in reserves for a total of $822,000.  As of now, it looks like we will have a surplus of $56,000 this year vs. $11,000 deficit last year.  The reasons for this surplus is because the restaurant, the electricity use and insurance are all under budget  Unit 3421 suggests we look into the electric provider to see if we can lower rates further.

Manager's Report-Jay Donovan.

More unit owner input was requested regarding the walkway replacement behind Bldgs 1 and 2.  The board will vote on this when there is sufficient input.  Roads and parking lots are nearing the end of their useful like.  A bid from Lawrence Lynch (a large paving contractor) $150,000 for overpavement and $300,000 for a complete redo.  Other bids will be solicited  As of now, the plan will be to seal all cracks with liquid tar and try to get a few more years of use.  Unit owner TH24 suggests the hiring of a consultant to suggest the best avenue to pursue.

The restaurant awning will be replaced by Dorchester Awning Co. for $15,500.  The awning has a life of 6-8 years and ours is 8 years old.

Unit owner #130 asked whether the rule re staff members doing private work off duty was in effect.  The answer was a definite "yes."

Restaurant-Trustee Hilliard reported that the quality and service at the restaurant is excellent.  Lunches on Saturday and Sunday and dinner on Thursday nights have been poorly attended.  Friday and Saturday nights are the most popular.  Negotiations with the Ebb Tide owners will take place after the season ends. More participation by residents was requested in supporting the restaurant.

Unit owner #542 suggested a "special" meal or a "value" meal would help bring in more customers.

Unit owner TH#24 stated that the rug in the restaurant was "expensive" when purchased and should be cleaned more often. (Cost of cleaning is $600,00 per time) or replace it with a darker color.  Unit owner Rodriques -#140 is at the piano on Thurs and Fri nights.  Please thank him for the music his provides.

Chairman Cummings-There are a large number of completed projects and one in particular that has been very difficult is the water penetration problem.  The number of incidents of water penetration has been dramatically reduced over the past few years.  The board has focused on the most damaging or dangerous problems to the infrastructure.

Owner Correspondence

TH26-cabana remodeling-approved (cabanas 90 &91

#233-kitchen remodeling-approved

#139 bids to replace restaurant awning-done  This unit owner requests that boiled linseed oil be applied to the cabana and pool decks.  This will be done by house maintenance this fall.

Unit owner #410 requested natural wood to replace walkways.  All suggestions will be considered when the board makes its final decision.

TH32-Request to replace horseshoe pits with bocci all court.  This will be taken up at a later meeting.

\TH24-reminder to keep dryer vents clean in your unit.

A suggestion to put a community bulleting board at the restaurant deck and pool were approved.

Unit owner 231 suggested lawn maintenance by done on Thursdays rather than Fridays.

The maintenance contract is up for negotiation this year and the above suggestion will be entertained.

Unit owner 130-rules and regulations at the Belmont need to be reviewed and revised. Chairman Cummings asked this owner to take on the task and giving the board his report.  Unit owner agreed.

Chairman Cummings thanked TH24 owner for the printout on the proper care of hydrangeas.

Vote to approved actions between meetings was approved.

Next month's meeting tentatively scheduled for Sat, Oct 4th as some board members are unavailable on Sept 24th.

Meeting adjourned 10:05 am

Respectfully submitted

Alan Burleson