Regular Board Meeting Minutes-Friday, April 30,2010 via-telecom

Herb Cummings-Chair

George Davagian-Vice Chair\

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett

Jay Donovan-Manager

Not present -Jim Hilliard

                   Steve Daley

Meeting called to order 9:15am

Previous meeting minutes were approved with the following change:  the word "default" should be changed to "arrears."

Financials

Trustee Donovan stated that the cash balance was $679,000.  He reported that only two units were in arrears and that all items in the budget are within projections.

Manager's Report

Jay Donovan reports that all work at and around the pool is almost complete.  The new light fixtures have been installed in the garages and common areas.  Window replacement is 90% complete.  The privet hedge replacement is finished and painting and cleaning of the garages is complete.  All that is left is the application of a floor sealant.  All summer help has been hired and an extra maintenance person will be starting shortly.  The restaurant will be given some painting and cleaning.  Jolly Painting has a bid for $2,400 to do the painting.  The addition of thermostats and the replacement of light fixtures in the mid rise buildings has resulted in savings over the last three months of close to $8,000 in electricity bills.  Another cost savings came from Maffie Landscaping, the bid for privet hedge replacement was reduced by $5,500 because instead of 3ft/4ft hedges, larger ones were delivered which meant fewer hedges were required therefore, less labor.  The septic system inspection was done and a few minor repairs were required as of now.  Future work may be needed.  Chairman Cummings noted that he walked the property and all the improvements look very good with a few more to go.  The Manager will be looking at the children's play area with the idea of some upgrading as well as costs.  The "Welcome Back" party this year will be for "Unit Owners Only" and is scheduled for May 29th from 5:30pm to 7:30pm.

Restaurant-(Will be done after May 14th meeting)

Unit Requests

Unit #542-remove balcony flooring. Bid from Toby Leary was approved (Chairman Cummings abstained)

Unit #110-deck and carpeting renovation-approved

Unit #232-new air conditioner-approved

Unit #512-replace sliders and door. Conditional approval awaiting ARC form

Unit #125-replace deck w/tile-approved

Unit #421-replace air conditioner-approved

\*New telephone directors is available

\*Vote to approve actions of the Board between meetings

Meeting adjourned 10:10 am-next meeting 5/29/10 on restaurant deck

Extra Board Meeting - Friday, May 14, 2012

Herb Cummings-Chair

George Davagian-Vice Chair

Connie Donovan-Treasurer

Alan Burleson-Secretary

John Hackett-Trustee

Jim Hilliard-Trustee

Steve Daley-Trustee

Jay Donovan-Manager

The purpose of this meeting was to finalize the plans for the restaurant and the Fourth of July parts.

The Restaurant

Presented by Trustee Hilliard.  He gave a very detailed presentation regarding expectations of the Ebb Tide Caterers this summer.  The Ebb Tide will use their regular menu that will include fresh fish, poultry and meats.  All meals will include soup or salad and prices will not exceed $22.95 plus 20% gratuity.  Steak and Lobster will be included on the menu.  Desserts will be additional.  The Lounge area/fireplace room will have a piano bar with a pianist on Friday evenings.  Lighter fare will be served in the lounge area along with the regular menu.  This area will be informal but proper attire will be required.  Some new features include:  food service (lunch only) at the pool and cabanas, theme nights and buffet nights.  Buffet meals will be served at buffet stations located throughout the restaurant with the exception of soup and salad, which will be served at table.  There will be a maître’d, a bartender and enough wait staff to service diners completely.  The Ebb Tide is amenable to changes such as service on more evenings or menu adjustments.

The sale of t-shirts, sweat shirts, hats, etc., by the Ebb Tide, with the Belmont logo ,was discussed.  Trustee Daley indicated we should have some sort of licensing agreement with the Ebb Tide regarding this matter.  Trustee Hilliard agreed to work on the further with the Ebb Tide management.

It was agreed to offer a $50 gift certificate to all unit owners.  This certificate is for food only-liquor, tax and gratuities are not included.

Manager Donovan presented a plan for a large screen HDTV in the lounge.  A name brand would be preferable.  This TV would not be on during meal service-only for ball games  The Ebb Tide would provide a bartender if needed

The restaurant budget was approved.\

The Fourth of July party

It was decided to return to the group participation format where volunteers would set up, cook and clean up.  Unit owners will be involved and contribute to a greater sense of community spirit.  Owners can bring their own food or enjoy hot dogs, hamburgers and chicken-possible cooked by volunteer chefs.  A budget for this will be determined and this event will be open to all-not just unit owners.

Cabana #76 remodel approved

Cabana #24 remodel approved

Extra meeting adjourned at 9:25am

Respectfully submitted

Alan Burleson