Belmont Condominium Trust board meeting, Saturday, May 25, 2013 on the restaurant deck

Present
Herb Cummings-Chairman
George Davagian-Vice Chairman
Connie Donovan-Treasurer
Alan Burleson-Secretary
John Hackett-Trustee
Jim Hilliard-Trustee
Steve Daley-Trustee
Jay Donovan-Manager

The Chairman called the meeting to order at 10:10am.

The Chairman welcomed everyone back and thanked unit owners Donna Gumb and Jim Luccio for their work in volunteering to make the Belmont a nicer place.  He also explained to the owners that there are some challenges ahead as far as repairs and replacements are concerned.

Minutes of the previous board meeting of Friday, April 26, 2013 were approved.

Treasurer's report:
The profit from last year was put into the reserve account.  The reserve account and operating account are both improved over last year.  During this past winter, $90,000 was spent on a number of projects. The list of projects completed is always available on line.  A detailed report on future projects and expenses will be presented at the annual July meeting.

Manager's report:
Jay Donovan went over a number of projects that were completed during the winter.
1.  New chair rails were installed in the hallways of bldgs 3,4,5 and 6.  Bldgs 1 and 2 will be done this Fall.
2.  New windows and siding at the pool clubroom.
3.  Balcony ceilings that needed to be painted is almost completed.
4.  Fire suppression systems in mid-rise buildings are upgraded.
5.  Entry pedestals in mid-rise buildings have all been replaced.
6.  After hours access to the pool bathroom is completed and the bathrooms have been upgraded.
7.  Security cameras have been installed at the entrance, the pool and the restaurant.
8.  All new signs on the property-blue and white lettering.

There are approximately 12 units for sale.  There were a number of sales during the winter.  Rentals are very strong.

There will be ongoing repairs to the wooden walkway behind bldgs 1 and 2.  Always watch your step when using the walkway.

A suggestion to add an extra adult swim period between 5 and 6 pm at the pool was voted down by owners.

Firewalls will be installed in TH 26 through 32.  This will be done in the Fall.

Unit owners' questions and concerns:

A suggestion to check the space between the wall and where the balcony meet in the mid-rises and to re caulk that area will prevent water penetration

Tennis court repair/replacement was discussed.  The Manager is researching different types of materials.

The Manager will take a look at ceiling panels in the garages to make sure they are mold free and clear.

Louvers on cabana doors have a tendency to rust.  They are metal so the Manager will check out alternative materials that do not rust.

Trustee Hilliard reported that the restaurant will open June 21st.  Erica Goldberg of the Atlantic Ocean Grill will be the manager of the restaurant for the next three years.  She will also try a Saturday lunch service of hot dogs, hamburgers, etc.

There was no owner correspondence.\
All actions of the board between meetings was approved.

Next meeting on the restaurant deck, June 29th

Meeting adjourned at 11:00am

Respectfully submitted,
Alan Burleson