

**Belt's Landing, A Condominium, Inc.**  
**Board of Directors Meeting**  
**September 17, 2018 Minutes**

Board Members present were: Brenda Besore, President  
Ron Klemkowski, Vice President  
John Vakoutis, Treasurer  
John Forgach, Secretary  
Shawn Smith, Member

Village Management ("VM") representative present: George Bereska.

Belt's Landing ("Belt's") residents who were present (the "Residents Present") included Bruce Besore, Patrick McKoen, Stephen Pfeifer, Stephen Broadway, Donna Howard, Ellen Westin, Linda Merkel, David Merkel, Chris and Lisa Clough, Mark and Tetyna Berman, Craig Auerbach, Chris Greenawalt, Judy Ward, Pam Fischer, Ron Schultz, Haley and David Donato, Marty Tartal, Kristen Kushiya, Mitchell Asch, Kimberly Lohlhepp and Bryan Wood, Steve Alsop, Marge and Ralph Jenkins.

1. Commencement. The meeting was called to order by Ms. Besore at apx. 7.05 p.m.
2. Mr. Vakoutis gave a treasurer's report, where it was mentioned that Belts had approximately \$250,000 in its operating account, as of 9/16/18; and approximately \$281,000 in its reserve account, as of 8/31/2018.
3. Mr. Bereska gave a management report, where he reviewed certain items that were included on the written summary "Management Report" that was distributed at the meeting, including a discussion of the modernization of the freight elevator, the upcoming replacement of the roof on unit 936, and certain other matters.
3. Ms. Besore invited Ellen Westin to report of the activities of the Belt's Social Committee (of which Ms. Westin is the Chairperson). Ms. Westin mentioned several possible future events. She also gave an email address for those Belts residents that would like to become involved with the Social Committee or suggest a social event to be sponsored: [westin223@comcast.net](mailto:westin223@comcast.net).
4. Ms. Besore led a discussion, which was joined by other members of the Board (and some of the Residents Present), of certain items of "unfinished business" including the possible timing of the refurbishment of the passenger elevators, noting that this topic would be discussed further by the Board in the future. Also discussed were several aspects of the refurbishment and updating of the "community room/gym", including (a) that the Board had determined to move forward with the project (pending any unanticipated issues that may come up in the future); (b) the Board would consider whether or not an assessment would be necessary for the project; (c) that drawings related to the project would be posted on the Belt's website; and (d) the time frame for the project would be refined over the next several months and the Belt's community would be kept informed of the timing of the project. Several Residents Presents commented on these items.
5. Ms. Besore introduced the discussion of the 2019 Budget. Mr. Bereska stated that he would be mailing out the proposed Belt's 2019 Budget, and that the proposal did not include any increase in the common charges to the owners of Belt's units. Several Board members, and Mr. Bereska, and Residents Present, discussed aspects of the Budget.
6. Following the discussion noted in the previous paragraph, Mr. Klemkowski moved that the Board adopt the proposed 2019 Budget. Mr. Vakoutis seconded. The Board voted unanimously to adopt the proposed 2019 Budget.

7. Ms. Besore led a discussion regarding certain issues dealing with pets in the Belt's building.
8. Ms. Besore invited Residents Present to raise any additional concerns not raised earlier in the meeting. Several residents mentioned certain issues including the noise made by the new gate in the courtyard when it's closing; dog barking issues; procedures that might be adopted to remind residents of the Belt's rules (e.g., periodic emails, etc); and other matters. The Residents Present, the Board, and Mr. Bereska discussed these issues.

At approximately 7:35pm, Ms. Besore moved that the meeting be adjourned, the motion was seconded, and the Board adjourned the meeting.